
2020 Federal Low Income Housing Tax Credit Program

Application For Reservation

Deadline for Submission

9% Competitive Credits

Applications Must Be Received At VHDA No Later Than **12:00 PM**
Richmond, VA Time On **March 12, 2020**

Tax Exempt Bonds

Applications should be received at VHDA at least one month before the bonds are *priced* (if bonds issued by VHDA), or 75 days before the bonds are *issued* (if bonds are not issued by VHDA)



Virginia Housing Development Authority
601 South Belvidere Street
Richmond, Virginia 23220-6500

2020 Low-Income Housing Tax Credit Application For Reservation

Please indicate if the following items are included with your application by putting an 'X' in the appropriate boxes. Your assistance in organizing the submission in the following order, and actually using tabs to mark them as shown, will facilitate review of your application. Please note that all mandatory items must be included for the application to be processed. The inclusion of other items may increase the number of points for which you are eligible under VHDA's point system of ranking applications, and may assist VHDA in its determination of the appropriate amount of credits that may be reserved for the development.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | \$1,000 Application Fee (MANDATORY) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Microsoft Excel Based Application (MANDATORY) |
| <input checked="" type="checkbox"/> | Scanned Copy of the Signed Tax Credit Application with Attachments (excluding market study and plans & specifications) (MANDATORY) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Market Study (MANDATORY - Application will be disqualified if study is not submitted with application) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Plans and Unit by Unit writeup (MANDATORY) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Specifications (MANDATORY) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Existing Condition questionnaire (MANDATORY if Rehab) |
| <input checked="" type="checkbox"/> | Electronic Copy of the Physical Needs Assessment (MANDATORY at reservation for a 4% rehab request) |
| <input checked="" type="checkbox"/> | Electronic Copy of Appraisal (MANDATORY if acquisition credits requested) |
| <input checked="" type="checkbox"/> | Electronic Copy of Environmental Site Assessment (Phase I) (MANDATORY if 4% credits requested) |
| <input checked="" type="checkbox"/> | Tab A: Partnership or Operating Agreement, including chart of ownership structure with percentage of interests and Developer Fee Agreement (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab B: Virginia State Corporation Commission Certification (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab C: Principal's Previous Participation Certification (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab D: List of LIHTC Developments (Schedule A) (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab E: Site Control Documentation & Most Recent Real Estate Tax Assessment (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab F: RESNET Rater Certification (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab G: Zoning Certification Letter (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab H: Attorney's Opinion (MANDATORY) |
| <input checked="" type="checkbox"/> | Tab I: Nonprofit Questionnaire (MANDATORY for points or pool) |
| | The following documents need not be submitted unless requested by VHDA: |
| | -Nonprofit Articles of Incorporation -IRS Documentation of Nonprofit Status |
| | -Joint Venture Agreement (if applicable) -For-profit Consulting Agreement (if applicable) |
| <input checked="" type="checkbox"/> | Tab J: Relocation Plan and Unit Delivery Schedule (MANDATORY) |
| | Tab K: Documentation of Development Location: |
| <input checked="" type="checkbox"/> | K.1 Revitalization Area Certification |
| <input checked="" type="checkbox"/> | K.2 Location Map |
| <input checked="" type="checkbox"/> | K.3 Surveyor's Certification of Proximity To Public Transportation |
| <input checked="" type="checkbox"/> | Tab L: PHA / Section 8 Notification Letter |
| <input checked="" type="checkbox"/> | Tab M: Locality CEO Response Letter |
| <input type="checkbox"/> | Tab N: Homeownership Plan |
| <input type="checkbox"/> | Tab O: Plan of Development Certification Letter |
| <input checked="" type="checkbox"/> | Tab P: Developer Experience documentation and Partnership agreements |
| <input checked="" type="checkbox"/> | Tab Q: Documentation of Rental Assistance, Tax Abatement and/or existing RD or HUD Property |
| <input checked="" type="checkbox"/> | Tab R: Documentation of Operating Budget and Utility Allowances |
| <input type="checkbox"/> | Tab S: Supportive Housing Certification |
| <input checked="" type="checkbox"/> | Tab T: Funding Documentation |
| <input type="checkbox"/> | Tab U: Documentation to Request Exception to Restriction-Pools With Little/No Increase in Rent Burdened Population |
| <input checked="" type="checkbox"/> | Tab V: Nonprofit or LHA Purchase Option or Right of First Refusal |
| <input checked="" type="checkbox"/> | Tab W: Internet Safety Plan and Resident Information Form (if internet amenities selected) |
| <input checked="" type="checkbox"/> | Tab X: Marketing Plan for units meeting accessibility requirements of HUD section 504 |
| <input type="checkbox"/> | Tab Y: Inducement Resolution for Tax Exempt Bonds |

INSTRUCTIONS FOR THE VIRGINIA 2020 LIHTC APPLICATION FOR RESERVATION

This application was prepared using Excel, Microsoft Office 2016. Please note that using the active Excel workbook does not eliminate the need to submit the required PDF of the signed hardcopy of the application and related documentation. A more detailed explanation of application submission requirements is provided below and in the Application Manual.

An electronic copy of your completed application is a mandatory submission item.

Applications For 9% Competitive Credits

Applicants should submit an electronic copy of the application package prior to the application deadline, which is 12:00 PM Richmond Virginia time on March 12, 2020. Failure to submit an electronic copy of the application by the deadline will cause the application to be disqualified.

Please Note:

Applicants should submit all application materials in electronic format only.

There should be distinct files which should include the following:

1. Application For Reservation – the active Microsoft Excel workbook
2. A PDF file which includes the following:
 - Application For Reservation – Signed version of hardcopy
 - All application attachments (i.e. tab documents, excluding market study and plans & specs)
3. Market Study – PDF or Microsoft Word format
4. Plans - PDF or other readable electronic format
5. Specifications - PDF or other readable electronic format (may be combined into the same file as the plans if necessary)
6. Unit-By-Unit work write up (rehab only) - PDF or other readable electronic format

IMPORTANT:

VHDA only accepts files via our work center sites on Procorem. Contact TaxCreditApps@vhda.com for access to Procorem or for the creation of a new deal workcenter. Do not submit any application materials to any email address unless specifically requested by the VHDA LIHTC Allocation Department staff.

Disclaimer:

VHDA assumes no responsibility for any problems incurred in using this spreadsheet or for the accuracy of calculations. Check your application for correctness and completeness before submitting the application to VHDA.

Entering Data:

Enter numbers or text as appropriate in the blank spaces highlighted in yellow. Cells have been formatted as appropriate for the data expected. All other cells are protected and will not allow changes.

Please Note:

- ▶ **VERY IMPORTANT! :** Do not use the copy/cut/paste functions within this document. Pasting fields will corrupt the application and may result in penalties. You may use links to other cells or other documents but do not paste data from one document or field to another.
- ▶ Some fields provide a dropdown of options to select from, indicated by a down arrow that appears when the cell is selected. Click on the arrow to select a value within the dropdown for these fields.
- ▶ The spreadsheet contains multiple error checks to assist in identifying potential mistakes in the application. These may appear as data is entered but are dependent on values entered later in the application. Do not be concerned with these messages until all data within the application has been entered.
- ▶ Also note that some cells contain error messages such as “#DIV/0!” as you begin. These warnings will disappear as the numbers necessary for the calculation are entered.

Assistance:

If you have any questions, please contact the VHDA LIHTC Allocation Department. Please note that we cannot release the copy protection password.

VHDA LIHTC Allocation Staff Contact Information

Name	Email	Phone Number
JD Bondurant	john.david.bondurant@vhda.com	(804) 343-5725
Sheila Stone	sheila.stone@vhda.com	(804) 343-5582
Stephanie Flanders	stephanie.flanders@vhda.com	(804) 343-5939
Phil Cunningham	phillip.cunningham@vhda.com	(804) 343-5514
Pamela Freeth	pamela.freeth@vhda.com	(804) 343-5563
Aniyah Moaney	Aniyah.moaney@vhda.com	(804) 343-5518

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	Calculation of Score

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT

Application Date: 3/12/2020

1. Development Name: Whitefield Commons
2. Address (line 1): 20-22 North Thomas Street
 Address (line 2): 100-104 North Thomas Street; 106-110 North
 City: Arlington State: VA Zip: 22203
3. If complete address is not available, provide longitude and latitude coordinates (x,y) from a location on site that your surveyor deems appropriate. Longitude: 00.00000 Latitude: 00.00000
 (Only necessary if street address or street intersections are not available.)
4. The Circuit Court Clerk's office in which the deed to the development is or will be recorded:
 City/County of Arlington County
5. The site overlaps one or more jurisdictional boundaries..... FALSE
 If true, what other City/County is the site located in besides response to #4?.....
6. Development is located in the census tract of: 1020.03
7. Development is located in a Qualified Census Tract..... FALSE
8. Development is located in a Difficult Development Area..... TRUE
9. Development is located in a Revitalization Area based on QCT TRUE
10. Development is located in a Revitalization Area designated by resolution FALSE
11. Development is located in an Opportunity Zone (with a binding commitment for funding)..... FALSE
 (If 9, 10 or 11 are True, Action: Provide required form in TAB K1)

12. Development is located in a census tract with a poverty rate of.....

	3%	10%	12%
	FALSE	FALSE	TRUE

Enter only Numeric Values below:

13. Congressional District: 8
- Planning District: 8
- State Senate District: 31
- State House District: 47

Click on the following link for assistance in determining the districts related to this development:
[Link to VHDA's HOME - Select Virginia LIHTC Reference Map](#)

14. ACTION: Provide Location Map (TAB K2)

15. Development Description: In the space provided below, give a brief description of the proposed development

Whitefield Commons is a historically significant multifamily apartment community, with approved zoning for up to 68 units and located within the Buckingham Neighborhood area of Arlington, VA. The subject property consists of 4 buildings.

A. GENERAL INFORMATION ABOUT PROPOSED DEVELOPMENT

Application Date: 3/12/2020

16. Local Needs and Support

- a. Provide the name and the address of the chief executive officer (City Manager, Town Manager, or County Administrator of the political jurisdiction in which the development will be located:

Chief Executive Officer's Name: Mark Schwartz
 Chief Executive Officer's Title: County Manager Phone: (703) 228-3120
 Street Address: 2100 Clarendon Boulevard, Suite 302
 City: Arlington State: VA Zip: 22201

Name and title of local official you have discussed this project with who could answer questions for the local CEO: Yoomie Ahn; Housing Development Supervisor; (703) 228-3820, yahn@arlingtonva

- b. If the development overlaps another jurisdiction, please fill in the following:

Chief Executive Officer's Name: _____
 Chief Executive Officer's Title: _____ Phone: _____
 Street Address: _____
 City: _____ State: _____ Zip: _____

Name and title of local official you have discussed this project with who could answer questions for the local CEO: _____

ACTION: Provide Locality Notification Letter at **Tab M** if applicable.

B. RESERVATION REQUEST INFORMATION

1. Requesting Credits From:

a. If requesting 9% Credits, select credit pool:

Non Profit Pool

or

b. If requesting Tax Exempt Bonds, select development type:



For Tax Exempt Bonds, where are bonds being issued?



ACTION: Provide Inducement Resolution at TAB Y (if available)

2. Type(s) of Allocation/Allocation Year

Carryforward Allocation

Definitions of types:

a. **Regular Allocation** means all of the buildings in the development are expected to be placed in service this calendar year, 2019.

b. **Carryforward Allocation** means all of the buildings in the development are expected to be placed in service within two years after the end of this calendar year, 2019, but the owner will have more than 10% basis in development before the end of twelve months following allocation of credits. For those buildings, the owner requests a carryforward allocation of 2019 credits pursuant to Section 42(h)(1)(E).

3. Select Building Allocation type:

Acquisition/Rehab

Note regarding Type = Acquisition and Rehabilitation: Even if you acquired a building this year and "placed it in service" for the purpose of the acquisition credit, you cannot receive its acquisition 8609 form until the rehab 8609 is issued for that building.

4. Is this an additional allocation for a development that has buildings not yet placed in service?

FALSE

5. Planned Combined 9% and 4% Developments

TRUE

A site plan has been submitted with this application indicating two developments on the same or contiguous site. One development relates to this 9% allocation request and the remaining development will be a 4% tax exempt bond application. (25, 35 or 45 pts)

Name of companion development: The Cadence

a. Has the developer met with VHDA regarding the 4% tax exempt bond deal?

TRUE

b. List below the number of units planned for each allocation request. This stated count cannot be changed or 9% Credits will be cancelled.

Total Units within 9% allocation request? 68

Total Units within 4% Tax Exempt allocation Request? 97

Total Units: **165**

% of units in 4% Tax Exempt Allocation Request: 58.79%

6. Extended Use Restriction

Note: Each recipient of an allocation of credits will be required to record an **Extended Use Agreement** as required by the IRC governing the use of the development for low-income housing for at least 30 years. Applicant waives the right to pursue a Qualified Contract.

Must Select One: 30

Definition of selection:

Development will be subject to the standard extended use agreement of 15 extended use period (after the mandatory 15-year compliance period.)

C. OWNERSHIP INFORMATION

- ACTION:**
- a. Provide Principals' Previous Participation Certification **(Mandatory TAB C)**
 - b. Provide a chart of ownership structure (Org Chart) and a list of all LIHTC Developments within the last 15 years. **(Mandatory at TABS A/D)**

3. Developer Experience: Provide evidence that the principal or principals of the controlling general partner or managing member for the proposed development have developed:

a. as a controlling general partner or managing member, (i) at least three tax credit developments that contain at least three times the number of housing units in the proposed development or (ii) at least six tax credit developments. TRUE

Action: Must be included on VHDA Experienced LIHTC Developer List or provide copies of 8609s, partnership agreements and organizational charts **(Tab P)**

b. at least three deals as principal and have at \$500,000 in liquid assets..... FALSE

Action: Must be included on the VHDA Experienced LIHTC Developer List or provide Audited Financial Statements and copies of 8609s **(Tab P)**

c. The development's principal(s), as a group or individually, have developed as controlling general partner or managing member, at least one tax credit development that contains at least the same number of units of this proposed development (can include Market units). FALSE

Action: Must provide copies of 8609s and partnership agreements **(Tab P)**

D. SITE CONTROL

NOTE: Site control by the Owner identified herein is a mandatory precondition of review of this application. Documentary evidence in the form of either a deed, option, purchase contract or lease for a term longer than the period of time the property will be subject to occupancy restrictions must be included herewith. (For 9% Competitive Credits - An option or contract must extend beyond the application deadline by a minimum of four months.)

Warning: Site control by an entity other than the Owner, even if it is a closely related party, is not sufficient. Anticipated future transfers to the Owner are not sufficient. The Owner, as identified previously, must have site control at the time this Application is submitted.

NOTE: If the Owner receives a reservation of credits, the property must be titled in the name of or leased by (pursuant to a long-term lease) the Owner before the allocation of credits is made.

Contact VHDA before submitting this application if there are any questions about this requirement.

1. Type of Site Control by Owner:

Applicant controls site by (select one):

Select Type: Option

Expiration Date: 4/21/2021

In the Option or Purchase contract - Any contract for the acquisition of a site with an existing residential property may not require an empty building as a condition of such contract, unless relocation assistance is provided to displaced households, if any, at such level required by VHDA. See QAP for further details.

ACTION: Provide documentation and most recent real estate tax assessment - **Mandatory TAB E**

FALSE There is more than one site for development and more than one form of site control.

(If **True**, provide documentation for each site specifying number of existing buildings on the site (if any), type of control of each site, and applicable expiration date of stated site control. A site control document is required for each site (**Tab E**.)

2. Timing of Acquisition by Owner:

Only one of the following statement should be True.

a. FALSE Owner already controls site by either deed or long-term lease.

b. TRUE Owner is to acquire property by deed (or lease for period no shorter than period property will be subject to occupancy restrictions) no later than..... 4/1/2021 .

c. FALSE There is more than one site for development and more than one expected date of acquisition by Owner.

(If c is **True**, provide documentation for each site specifying number of existing buildings on the site, if any, and expected date of acquisition of each site by Owner (**Tab E**.)

D. SITE CONTROL

3. Seller Information:

Name: Wesley Whitefield Limited Partnership

Address: 5515 Cherokee Avenue, Suite 204

City: Alexandria St.: VA Zip: 22312

Contact Person: Shelley S. Murphy Phone: (703) 642-3830

There is an identity of interest between the seller and the owner/applicant..... TRUE

If above statement is **TRUE**, complete the following:

Principal(s) involved (e.g. general partners, controlling shareholders, etc.)

<u>Names</u>	<u>Phone</u>	<u>Type Ownership</u>	<u>% Ownership</u>
Wesley Housing Development Corpo	(703) 642-3830	Limited Partner	99.99%
Whitefield Commons, Inc.	(703) 642-3830	General Partner	0.01%
Shelley S. Murphy	(703) 642-3830	President/Secretary	0.00%
			0.00%
			0.00%
			0.00%
			0.00%

needs ownership %

2020 Low-Income Housing Tax Credit Application For Reservation

E. DEVELOPMENT TEAM INFORMATION

Complete the following as applicable to your development team. Provide Contact and Firm Name.

- | | | | |
|--------------------------|---|---------------------------|-----------------------|
| 1. Tax Attorney: | <u>Steven Paul</u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u>Klein Hornig LLP</u> | | |
| Address: | <u>101 Arch Street, Boston, MA 02110</u> | | |
| Email: | <u>spaul@kleinhornig.com</u> | Phone: | <u>(617) 224-0610</u> |
| 2. Tax Accountant: | <u>Nick Ratti</u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u>Cohn Reznick</u> | | |
| Address: | <u>One Boston Place, Suite 500; Boston, MA 02108</u> | | |
| Email: | <u>Nick.Ratti@CohenReznick.com</u> | Phone: | <u>(617) 648-1405</u> |
| 3. Consultant: | <u></u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u></u> | Role: | <u></u> |
| Address: | <u></u> | | |
| Email: | <u></u> | Phone: | <u></u> |
| 4. Management Entity: | <u>Frank Mooney</u> | This is a Related Entity. | <u>TRUE</u> |
| Firm Name: | <u>Wesley Property Management Company</u> | | |
| Address: | <u>5515 Cherokee Avenue, Suite 200, Alexandria, VA 22312</u> | | |
| Email: | <u>fmooney@whdc.org</u> | Phone: | <u>(703) 642-3830</u> |
| 5. Contractor: | <u>John Kim</u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u>Harkins Builders Inc.</u> | | |
| Address: | <u>10490 Little Patuxent Parkway, Suite 400, Columbia, MD 21044</u> | | |
| Email: | <u>jkim@harkinsbuilders.com</u> | Phone: | <u>(410) 480-4208</u> |
| 6. Architect: | <u>John Kershner</u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u>Zavos Architecture & Design</u> | | |
| Address: | <u>323 West Patrick Street, Frederick, MD 21701</u> | | |
| Email: | <u>jkershner@zavosarchitecture.com</u> | Phone: | <u>(301) 698-0020</u> |
| 7. Real Estate Attorney: | <u>Erik Hoffman</u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u>Klein Hornig LP</u> | | |
| Address: | <u>1325 G Street, NW, Suite 770, Washington, DC 20005</u> | | |
| Email: | <u>ehoffman@kleinhornig.com</u> | Phone: | <u>(202) 842-0125</u> |
| 8. Mortgage Banker: | <u></u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u></u> | | |
| Address: | <u></u> | | |
| Email: | <u></u> | Phone: | <u></u> |
| 9. Other: | <u></u> | This is a Related Entity. | <u>FALSE</u> |
| Firm Name: | <u></u> | Role: | <u></u> |
| Address: | <u></u> | | |
| Email: | <u></u> | Phone: | <u></u> |

F. REHAB INFORMATION

1. Acquisition Credit Information

- a. Credits are being requested for existing buildings being acquired for development..... FALSE

- b. This development has received a previous allocation of credits..... TRUE
 If so, in what year did this development receive credits? 2005

- c. The development is listed on the RD 515 Rehabilitation Priority List?..... FALSE

- d. This development is an existing RD or HUD S8/236 development..... FALSE
Action: (If True, provide required form in TAB Q)

Note: If there is an identity of interest between the applicant and the seller in this proposal, and the applicant is seeking points in this category, then the applicant must either waive their rights to the developer's fee or other fees associated with acquisition, or obtain a waiver of this requirement from VHDA prior to application submission to receive these points.

- i. Applicant agrees to waive all rights to any developer's fee or other fees associated with acquisition..... FALSE

- ii. Applicant has obtained a waiver of this requirement from VHDA prior to the application submission deadline..... FALSE

2. Ten-Year Rule For Acquisition Credits

- a. All buildings satisfy the 10-year look-back rule of IRC Section 42 (d)(2)(B), including the 10% basis/ \$15,000 rehab costs (\$10,000 for Tax Exempt Bonds) per unit requirement..... TRUE

- b. All buildings qualify for an exception to the 10-year rule under IRC Section 42(d)(2)(D)(i),..... FALSE
 - i. Subsection (I)..... FALSE
 - ii. Subsection (II)..... FALSE
 - iii. Subsection (III)..... FALSE
 - iv. Subsection (IV)..... FALSE
 - v. Subsection (V)..... FALSE

- c. The 10-year rule in IRC Section 42 (d)(2)(B) for all buildings does not apply pursuant to IRC Section 42(d)(6)..... FALSE

- d. There are different circumstances for different buildings..... FALSE
Action: (If True, provide an explanation for each building in Tab K)

F. REHAB INFORMATION

3. Rehabilitation Credit Information

- a. Credits are being requested for rehabilitation expenditures..... TRUE

- b. **Minimum Expenditure Requirements**
 - i. All buildings in the development satisfy the rehab costs per unit requirement of IRS Section 42(e)(3)(A)(ii)..... TRUE
 - ii. All buildings in the development qualify for the IRC Section 42(e)(3)(B) exception to the 10% basis requirement (4% credit only)..... FALSE
 - iii. All buildings in the development qualify for the IRC Section 42(f)(5)(B)(ii)(II) exception..... FALSE
 - iv. There are different circumstances for different buildings..... FALSE
Action: (If True, provide an explanation for each building in Tab K)

4. Request For Exception

- a. The proposed new construction development (including adaptive reuse and rehabilitation that creates additional rental space) is subject to an assessment of up to minus 20 points for being located in a pool identified by the Authority as a pool with little or no increase in rent burdened population..... FALSE

- b. Applicant seeks an exception to this restriction in accordance with one of the following provisions under 13VAC10-180-60:
 - i. Proposed development is specialized housing designed to meet special needs that cannot readily be addressed utilizing existing residential structures..... FALSE
 - ii. Proposed development is designed to serve as a replacement for housing being demolished through redevelopment..... FALSE
 - iii. Proposed development is housing that is an integral part of a neighborhood revitalization project sponsored by a local housing authority..... FALSE

Action: If any of 4(b) responses are true, provide documentation at Tab U.

G. NONPROFIT INVOLVEMENT

Applications for 9% Credits - Section must be completed in order to compete in the Non Profit tax credit pool.

All Applicants - Section must be completed to obtain points for nonprofit involvement.

1. Tax Credit Nonprofit Pool Applicants: To qualify for the nonprofit pool, an organization (described in IRC Section 501(c)(3) or 501(c)(4) and exempt from taxation under IRC Section 501(a)) should answer the following questions as TRUE:

- TRUE a. Be authorized to do business in Virginia.
- TRUE b. Be substantially based or active in the community of the development.
- TRUE c. Materially participate in the development and operation of the development throughout the compliance period (i.e., regular, continuous and substantial involvement) in the operation of the development throughout the Compliance Period.
- TRUE d. Own, either directly or through a partnership or limited liability company, 100% of the general partnership or managing member interest.
- TRUE e. Not be affiliated with or controlled by a for-profit organization.
- TRUE f. Not have been formed for the principal purpose of competition in the Non Profit Pool.
- TRUE g. Not have any staff member, officer or member of the board of directors materially participate, directly or indirectly, in the proposed development as a for profit entity.

2. All Applicants: To qualify for points under the ranking system, the nonprofit's involvement need not necessarily satisfy all of the requirements for participation in the nonprofit tax credit pool.

A. Nonprofit Involvement (All Applicants)

There is nonprofit involvement in this development..... TRUE (If false, go on to part III.)

Action: If there is nonprofit involvement, provide completed Non Profit Questionnaire (**Mandatory TAB I**).

B. Type of involvement:

Nonprofit meets eligibility requirement for points only, not pool..... FALSE

or

Nonprofit meets eligibility requirements for nonprofit pool and points..... TRUE

C. Identity of Nonprofit (All nonprofit applicants):

The nonprofit organization involved in this development is: Owner

Name: Wesley Housing Development Corporation of Northern Virginia (Please fit NP name within available space)

Contact Person: Shelley S. Murphy

Street Address: 5515 Cherokee Avenue, Suite 200

City: Alexandria State: VA Zip: 22312-0000

Phone: (703) 642-3830 Extension: 212 Contact Email: smurphy@whdc.org

G. NONPROFIT INVOLVEMENT

D. Percentage of Nonprofit Ownership (All nonprofit applicants):

Specify the nonprofit entity's percentage ownership of the general partnership interest: 100.0%

3. Nonprofit/Local Housing Authority Purchase Option/Right of First Refusal

A. TRUE

After the mandatory 15-year compliance period, a qualified nonprofit or local housing authority will have the option to purchase or the right of first refusal to acquire the development for a price not to exceed the outstanding debt and exit taxes. Such debt must be limited to the original mortgage(s) unless any refinancing is approved by the nonprofit.

Action: Provide Option or Right of First Refusal in Recordable Form **(TAB V)**
Provide Nonprofit Questionnaire (if applicable) **(TAB I)**

Name of qualified nonprofit: Wesley Housing Development Corporation of Northern V

or indicate true if Local Housing Authority FALSE
Name of Local Housing Authority _____

2. FALSE

A qualified nonprofit or local housing authority submits a homeownership plan committing to sell the units in the development after the mandatory 15-year compliance period to tenants whose incomes shall not exceed the applicable income limit at the time of their initial occupancy.

Action: Provide Homeownership Plan **(TAB N)**

NOTE: Applicant waives the right to pursue a Qualified Contract.

H. STRUCTURE AND UNITS INFORMATION

1. General Information

a. Total number of all units in development	68	bedrooms	108
Total number of rental units in development	<u>68</u>	bedrooms	<u>108</u>
Number of low-income rental units	<u>67</u>	bedrooms	<u>106</u>
Percentage of rental units designated low-income	<u>98.53%</u>		

If deal has both New/Adaptive Reuse units AND Rehab units, you must request a Mixed Construction Application. Contact

b. Number of new units:.....	<u>5</u>	bedrooms	<u>7</u>
Number of adaptive reuse units:	<u>0</u>	bedrooms	<u>0</u>
Number of rehab units:.....	<u>63</u>	bedrooms	<u>101</u>

c. If any, indicate number of planned exempt units (included in total of all units in development)..... 0

d. Total Floor Area For The Entire Development..... 66,751.81 (Sq. ft.)

e. Unheated Floor Area (i.e. Breezeways, Balconies, Storage)..... 6,171.50 (Sq. ft.)

f. Nonresidential Commercial Floor Area (Not eligible for funding)..... 8,239.02

g. Total Usable Residential Heated Area..... 52,341.29 (Sq. ft.)

h. Percentage of Net Rentable Square Feet Deemed To Be **New Rental Space**..... 6.87%

i. Exact area of site in acres 2.289

j. Locality has approved a final site plan or plan of development..... TRUE
 If True, Provide required documentation (**TAB O**).

k. Requirement as of 2016: Site must be properly zoned for proposed development.
ACTION: Provide required zoning documentation (**MANDATORY TAB G**)

l. Development is eligible for Historic Rehab credits..... TRUE
Definition:

The structure is historic, by virtue of being listed individually in the National Register of Historic Places, or due to its location in a registered historic district and certified by the Secretary of the Interior as being of historical significance to the district, and the rehabilitation will be completed in such a manner as to be eligible for historic rehabilitation tax credits.

H. STRUCTURE AND UNITS INFORMATION

2. UNIT MIX

a. Specify the average size and number per unit type (as indicated in the Architect's Certification):

Note: Average sq foot should include the prorata of common space.

Unit Type	Average Sq Foot		# of LIHTC Units	Total Rental Units
Supportive Housing	0.00	SF	0	0
1 Story Eff - Elderly	0.00	SF	0	0
1 Story 1BR - Elderly	0.00	SF	0	0
1 Story 2BR - Elderly	0.00	SF	0	0
Eff - Elderly	0.00	SF	0	0
1BR Elderly	0.00	SF	0	0
2BR Elderly	0.00	SF	0	0
Eff - Garden	0.00	SF	0	0
1BR Garden	683.98	SF	30	30
2BR Garden	829.89	SF	35	36
3BR Garden	1362.35	SF	2	2
4BR Garden	0.00	SF	0	0
2+ Story 2BR Townhouse	0.00	SF	0	0
2+ Story 3BR Townhouse	0.00	SF	0	0
2+ Story 4BR Townhouse	0.00	SF	0	0
			67	68

Note: Please be sure to enter the values in the appropriate unit category. If not, errors will occur on the self scoresheet.

3. Structures

a. Number of Buildings (containing rental units)..... 4

b. Age of Structure:..... 76 years

c. Number of stories:..... 3

d. The development is a scattered site development..... FALSE

e. Commercial Area Intended Use: _____

f. Development consists primarily of : (Only One Option Below Can Be True)

- i. Low Rise Building(s) - (1-5 stories with any structural elements made of wood)..... TRUE
- ii. Mid Rise Building(s) - (5-7 stories with no structural elements made of wood)..... FALSE
- iii. High Rise Building(s) - (8 or more stories with no structural elements made of wood)..... FALSE

H. STRUCTURE AND UNITS INFORMATION

g. Indicate **True** for all development's structural features that apply:

i. Row House/Townhouse	<u>FALSE</u>	v. Detached Single-family	<u>FALSE</u>
ii. Garden Apartments	<u>TRUE</u>	vi. Detached Two-family	<u>FALSE</u>
iii. Slab on Grade	<u>FALSE</u>	vii. Basement	<u>TRUE</u>
iv. Crawl space	<u>TRUE</u>		

h. Development contains an elevator(s). FALSE
 If true, # of Elevators. 0
 Elevator Type (if known) _____

i. Roof Type Combination
 j. Construction Type Masonry
 k. Primary Exterior Finish Brick

4. Site Amenities (indicate all proposed)

a. Business Center.....	<u>FALSE</u>	f. Limited Access.....	<u>FALSE</u>
b. Covered Parking.....	<u>FALSE</u>	g. Playground.....	<u>FALSE</u>
c. Exercise Room.....	<u>FALSE</u>	h. Pool.....	<u>FALSE</u>
d. Gated access to Site.....	<u>FALSE</u>	i. Rental Office.....	<u>FALSE</u>
e. Laundry facilities.....	<u>TRUE</u>	j. Sports Activity Ct..	<u>FALSE</u>
		k. Other:	_____

l. Describe Community Facilities: Common Laundry Facilities

m. Number of Proposed Parking Spaces..... 43
 Parking is shared with another entity FALSE

n. Development located within 1/2 mile of an existing commuter rail, light rail or subway station or 1/4 mile from existing public bus stop. TRUE
 If True, Provide required documentation (TAB K3).

H. STRUCTURE AND UNITS INFORMATION

5. Plans and Specifications

a. Minimum submission requirements for all properties (new construction, rehabilitation and adaptive reuse):

- i. A location map with development clearly defined.
- ii. Sketch plan of the site showing overall dimensions of all building(s), major site elements (e.g., parking lots and location of existing utilities, and water, sewer, electric, gas in the streets adjacent to the site). Contour lines and elevations are not required.
- iii. Sketch plans of all building(s) reflecting overall dimensions of:
 - a. Typical floor plan(s) showing apartment types and placement
 - b. Ground floor plan(s) showing common areas
 - c. Sketch floor plan(s) of typical dwelling unit(s)
 - d. Typical wall section(s) showing footing, foundation, wall and floor structureNotes must indicate basic materials in structure, floor and exterior finish.

b. The following are due at reservation for Tax Exempt 4% Applications and at allocation for 9% Applications.

- i. Phase I environmental assessment.
- ii. Physical needs assessment for any rehab only development.

NOTE: All developments must meet VHDA's **Minimum Design and Construction Requirements**. By signing and submitting the Application for Reservation of LIHTC, the applicant certifies that the proposed project budget, plans & specifications and work write-ups incorporate all necessary elements to fulfill these requirements.

6. Market Study Data:

Obtain the following information from the **Market Study** conducted in connection with this tax credit application:

Project Wide Capture Rate - LIHTC Units	<u>3.40%</u>
Project Wide Capture Rate - Market Units	<u>0.03%</u>
Project Wide Capture Rate - All Units	<u>1.70%</u>
Project Wide Absorption Period (Months)	<u>3</u>

J. ENHANCEMENTS

Each development must meet the following baseline energy performance standard applicable to the development's construction category.

- a. **New Construction:** must meet all criteria for EPA EnergyStar certification.
- b. **Rehabilitation:** renovation must result in at least a 30% performance increase or score an 80 or lower on the HERS Index.
- c. **Adaptive Reuse:** must score a 95 or lower on the HERS Index.

Certification and HERS Index score must be verified by a third-party, independent, non-affiliated, certified RESNET home energy rater.

Indicate **True** for the following items that apply to the proposed development:

ACTION: Provide RESNET rater certification (TAB F)

ACTION: Provide Internet Safety Plan and Resident Information Form (Tab W) if options selected below.

1. For any development, upon completion of construction/rehabilitation:

- FALSE a. A community/meeting room with a minimum of 749 square feet is provided.
- 100.00% b. Percentage of brick or other similar low-maintenance material approved by the Authority covering the exterior walls. Community buildings are to be included in percentage calculations.
- FALSE c. Water expense is sub-metered (the tenant will pay monthly or bi-monthly bill).
- FALSE d. All faucets, toilets and showerheads in each bathroom are WaterSense labeled products.
- TRUE e. Each unit is provided with the necessary infrastructure for high-speed internet/broadband service.
- FALSE f. Free WiFi access will be provided in community room for resident only usage.
- FALSE g. Each unit is provided free individual high speed internet access.
- or
- FALSE h. Each unit is provided free individual WiFi access.
- TRUE i. Full bath fans are wired to primary light with delayed timer or has continuous exhaust by ERV/DOAS.
- or
- FALSE j. Full bath fans are equipped with a humidistat.
- FALSE k. Cooking surfaces are equipped with fire prevention features
- or
- TRUE l. Cooking surfaces are equipped with fire suppression features.
- TRUE m. Rehab only: Each unit has dedicated space, drain and electrical hook-ups to accept a permanently installed dehumidification system.
- or
- FALSE n. All Construction types: each unit is equipped with a permanent dehumidification system.
- TRUE o. All interior doors within units are solid core.
- TRUE p. Every kitchen, living room and bedroom contains, at minimum, one USB charging port.
- TRUE q. All kitchen light fixtures are LED and meet MDCR lighting guidelines.
- FALSE r. Each unit has a shelf or ledge outside the primary entry door located in an interior hallway.
- FALSE s. New construction only: Each unit to have balcony or patio with a minimum depth of 5 feet clear from face of building and a minimum size of 30 square feet.

For all developments exclusively serving elderly tenants upon completion of construction/rehabilitation:

J. ENHANCEMENTS

- FALSE a. All cooking ranges have front controls.
- FALSE b. Bathrooms have an independent or supplemental heat source.
- FALSE c. All entrance doors have two eye viewers, one at 42" inches and the other at standard height.

2. Green Certification

- a. Applicant agrees to meet the base line energy performance standard applicable to the development's construction category as listed above.

The applicant will also obtain one of the following:

- | | | | |
|--------------------------------|--|--------------------------------|--|
| <input type="checkbox"/> FALSE | Earthcraft Gold or higher certification | <input type="checkbox"/> TRUE | National Green Building Standard (NGBS) certification of Silver or higher. |
| <input type="checkbox"/> FALSE | U.S. Green Building Council LEED certification | <input type="checkbox"/> FALSE | Enterprise Green Communities (EGC) Certification |

Action: If seeking any points associated Green certification, provide appropriate documentation at **TAB F**.

- b. Applicant will pursue one of the following certifications to be awarded points on a future development application. (Failure to reach this goal will not result in a penalty.)

- | | | | |
|--------------------------------|-------------------------------------|--------------------------------|-------------------------|
| <input type="checkbox"/> FALSE | Zero Energy Ready Home Requirements | <input type="checkbox"/> FALSE | Passive House Standards |
|--------------------------------|-------------------------------------|--------------------------------|-------------------------|

3. Universal Design - Units Meeting Universal Design Standards (units must be shown on Plans)


- FALSE a. Architect of record certifies that units will be constructed to meet VHDA's Universal Design standards.

- b. Number of Rental Units constructed to meet VHDA's Universal Design standards:

0% % of Total Rental Units

- 4. TRUE Market-rate units' amenities are substantially equivalent to those of the low income units.

If not, please explain:

 Architect of Record initial here that the above information is accurate per certification statement within this application.

I. UTILITIES

1. Utilities Types:

- a. Heating Type Electric Forced Air
- b. Cooking Type Electric
- c. AC Type Central Air
- d. Hot Water Type Electric

2. Indicate True if the following services will be included in Rent:

- | | | | |
|-----------------|--------------|----------------------|--------------|
| Water?..... | <u>TRUE</u> | Heat?..... | <u>FALSE</u> |
| Hot Water?..... | <u>FALSE</u> | AC?..... | <u>FALSE</u> |
| Lighting?..... | <u>FALSE</u> | Sewer?..... | <u>TRUE</u> |
| Cooking? | <u>FALSE</u> | Trash Removal? | <u>TRUE</u> |

Utilities	Enter Allowances by Bedroom Size				
	0-BR	1-BR	2-BR	3-BR	4-BR
Heating	0	16	18	20	0
Air Conditioning	0	6	9	13	0
Cooking	0	6	8	9	0
Lighting	0	27	34	41	0
Hot Water	0	14	22	29	0
Water	0	0	0	0	0
Sewer	0	0	0	0	0
Trash	0	0	0	0	0
Total utility allowance for costs paid by tenant	\$0	\$69	\$91	\$112	\$0

3. The following sources were used for Utility Allowance Calculation (Provide documentation **TAB R**).

- a. FALSE HUD
- b. FALSE Utility Company (Estimate)
- c. FALSE Utility Company (Actual Survey)
- d. TRUE Local PHA
- e. FALSE Other: _____

Warning: The VHDA housing choice voucher program utility schedule shown on VHDA.com should not be used unless directed to do so by the local housing authority.

K. SPECIAL HOUSING NEEDS

NOTE: Any Applicant commits to providing first preference to members of targeted populations having state rental assistance and will not impose any eligibility requirements or lease terms for such individuals that are more restrictive than its standard requirements and terms, the terms of the MOU establishing the target population, or the eligibility requirements for the state rental assistance.

1. **Accessibility:** Indicate **True** for the following point categories, as appropriate.

Action: Provide appropriate documentation (**Tab X**)

TRUE

a. Any development in which (i) the greater of 5 units or 10% of units will be assisted by HUD project-based vouchers (as evidenced by the submission of a letter satisfactory to the Authority from an authorized public housing authority (PHA) that the development meets all prerequisites for such assistance), or another form of documented and binding federal project-based rent subsidies in order to ensure occupancy by extremely low-income persons. Locality project based rental subsidy meets the definition of state project based rental subsidy;

(ii) will conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act; and be actively marketed to persons with disabilities as defined in the Fair Housing Act in accordance with a plan submitted as part of the application for credits.

(iii) above must include roll-in showers, roll under sinks and front control ranges, unless agreed to by the Authority prior to the applicant's submission of its application.

Documentation from source of assistance must be provided with the application.

Note: Subsidies may apply to any units, not only those built to satisfy Section 504.

(60 points)

FALSE

b. Any development in which the greater of 5 units or 10% of the units (i) have rents within HUD's Housing Choice Voucher ("HCV") payment standard; (ii) conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act; and (iii) are actively marketed to persons with disabilities as defined in the Fair Housing Act in accordance with a plan submitted as part of the application for credits (30 points)

FALSE

c. Any development in which 5% of the units (i) conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act and (ii) are actively marketed to persons with disabilities as defined in the Fair Housing Act in accordance with a plan submitted as part of this application for credits. (15 points)

For items a,b or c, all common space must also conform to HUD regulations interpreting the accessibility requirements of section 504 of the Rehabilitation Act.



Architect of Record initial here that the above information is accurate per certification statement within this application.

K. SPECIAL HOUSING NEEDS

2. Special Housing Needs/Leasing Preference:

a. If not general population, select applicable special population:

- FALSE Elderly (as defined by the United States Fair Housing Act.)
- FALSE Persons with Disabilities (must meet the requirements of the Federal Americans with Disabilities Act) - Accessible Supportive Housing Pool only
- FALSE Supportive Housing (as described in the Tax Credit Manual)

Action: Provide Permanent Supportive Housing Certification (**Tab S**)

b. The development has existing tenants and a relocation plan has been developed..... TRUE

(If True, VHDA policy requires that the impact of economic and/or physical displacement on those tenants be minimized, in which Owners agree to abide by the Authority's Relocation Guidelines for LIHTC properties.)

Action: Provide Relocation Plan and Unit Delivery Schedule (**Mandatory if tenants are displaced - Tab J**)

3. Leasing Preferences

a. Will leasing preference be given to applicants on a public housing waiting list and/or Section 8 waiting list? select: Yes

Organization which holds waiting list: Arlington County Department of Human Services

Contact person: Nicole Harmon

Title: Housing Assistance Bureau Chief

Phone Number (703) 228-1326

Action: Provide required notification documentation (**TAB L**)

b. Leasing preference will be given to individuals and families with children..... FALSE
(Less than or equal to 20% of the units must have of 1 or less bedrooms).

c. Specify the number of low-income units that will serve individuals and families with children by providing three or more bedrooms: 2
% of total Low Income Units 3%

NOTE: Development must utilize a **VHDA Certified Management Agent**. Proof of management certification must be provided before 8609s are issued.

K. SPECIAL HOUSING NEEDS

4. Rental Assistance

a. Some of the low-income units do or will receive rental assistance..... TRUE

b. Indicate True if rental assistance will be available from the following

- FALSE Rental Assistance Demonstration (RAD) or other PHA conversion to based rental assistance.
- FALSE Section 8 New Construction Substantial Rehabilitation
- FALSE Section 8 Moderate Rehabilitation
- FALSE Section 8 Certificates
- FALSE Section 8 Project Based Assistance
- FALSE RD 515 Rental Assistance
- FALSE Section 8 Vouchers
- FALSE State Assistance
- TRUE Other: Arlington County Project Based Rental Assistance

c. The Project Based vouchers above are applicable to the 30% units seeking points. FALSE

i. If True above, how many of the 30% units will not have project based vouchers? 0

d. Number of units receiving assistance: 7
 How many years in rental assistance contract? 5.00
 Expiration date of contract: 5/1/2027
 There is an Option to Renew..... TRUE
Action: Contract or other agreement provided (TAB Q).

L. UNIT DETAILS

1. Set-Aside Election: UNITS SELECTED IN INCOME AND RENT DETERMINE POINTS FOR THE BONUS POINT CATEGORY

Note: In order to qualify for any tax credits, a development must meet one of two minimum threshold occupancy tests. Either (i) at least 20% of the units must be rent-restricted and occupied by persons whose incomes are 50% or less of the area median income adjusted for family size (this is called the 20/50 test) or (ii) at least 40% of the units must be rent-restricted and occupied by persons whose incomes are 60% or less of the area median income adjusted for family size (this is called the 40/60 test), all as described in Section 42 of the IRC. Rent-and income-restricted units are known as low-income units. If you have more low-income units than required, you qualify for more credits. If you serve lower incomes than required, you receive more points under the ranking system.

a. Units Provided Per Household Type:

Income Levels			Avg Inc.
# of Units	% of Units		
0	0.00%	20% Area Median	
0	0.00%	30% Area Median	
0	0.00%	40% Area Median	
34	50.00%	50% Area Median	
33	48.53%	60% Area Median	
0	0.00%	70% Area Median	
0	0.00%	80% Area Median	
1	1.47%	Market Units	
68	100.00%	Total	


Rent Levels			Avg Inc.
# of Units	% of Units		
0	0.00%	20% Area Median	
5	7.35%	30% Area Median	
7	10.29%	40% Area Median	
22	32.35%	50% Area Median	
33	48.53%	60% Area Median	
0	0.00%	70% Area Median	
0	0.00%	80% Area Median	
1	1.47%	Market Units	
68	100.00%	Total	

- b. The development plans to utilize average income..... FALSE
 If true, should the points based on the units assigned to the levels above be waived and therefore not required for compliance?
 20-30% Levels FALSE 40% Levels FALSE 50% levels FALSE

2. Unit Detail

FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN UNIT MIX GRID

In the following grid, add a row for each unique unit type planned within the development. Enter the appropriate data for both tax credit and market rate units.

 Architect of Record initial here that the information below is accurate per certification statement within this application.

	Unit Type (Select One)	Rent Target (Select One)	Number of Units	# of Units 504 compliant	Net Rentable Square Feet	Monthly Rent Per Unit	Total Monthly Rent
Mix 1	1 BR - 1 Bath	50% AMI	6		597.21	\$1,058.00	\$6,348
Mix 2	1 BR - 1 Bath	50% AMI	2		639.96	\$1,058.00	\$2,116
Mix 3	2 BR - 1.5 Bath	50% AMI	9		742.91	\$1,264.00	\$11,376
Mix 4	1 BR - 1 Bath	60% AMI	1	1	596.62	\$1,286.00	\$1,286
Mix 5	2 BR - 1.5 Bath	50% AMI	4		747.94	\$1,264.00	\$5,056
Mix 6	1 BR - 1 Bath	60% AMI	4		540.29	\$1,286.00	\$5,144
Mix 7	1 BR - 1 Bath	60% AMI	4		557.41	\$1,286.00	\$5,144
Mix 8	2 BR - 1.5 Bath	60% AMI	12		679.67	\$1,537.00	\$18,444
Mix 9	3 BR - 2 Bath	50% AMI	1	1	1282.49	\$1,452.00	\$1,452
Mix 10	3 BR - 2 Bath	60% AMI	1	1	1272.65	\$1,771.00	\$1,771
Mix 11	2 BR - 1.5 Bath	60% AMI	1	1	936.31	\$1,537.00	\$1,537
Mix 12	2 BR - 1.5 Bath	Market 100%	1	1	720.81	\$1,638.00	\$1,638
Mix 13	2 BR - 1.5 Bath	60% AMI	1	1	628.60	\$1,537.00	\$1,537
Mix 14	1 BR - 1 Bath	60% AMI	1	1	663.15	\$1,286.00	\$1,286
Mix 15	1 BR - 1 Bath	40% AMI	1		527.85	\$1,058.00	\$1,058
Mix 16	1 BR - 1 Bath	40% AMI	1		663.15	\$1,058.00	\$1,058

2020 Low-Income Housing Tax Credit Application For Reservation

L. UNIT DETAILS

Mix 17	1 BR - 1 Bath	40% AMI	1	639.96	\$1,058.00	\$1,058
Mix 18	2 BR - 1.5 Bath	60% AMI	5	747.94	\$1,537.00	\$7,685
Mix 19	2 BR - 1.5 Bath	30% AMI	2	747.94	\$718.00	\$1,436
Mix 20	1 BR - 1 Bath	30% AMI	3	639.96	\$603.00	\$1,809
Mix 21	1 BR - 1 Bath	40% AMI	3	639.96	\$1,058.00	\$3,174
Mix 22	2 BR - 1 Bath	40% AMI	1	747.94	\$1,264.00	\$1,264
Mix 23	1 BR - 1 Bath	60% AMI	3	597.21	\$1,286.00	\$3,858
Mix 24						\$0
Mix 25						\$0
Mix 26						\$0
Mix 27						\$0
Mix 28						\$0
Mix 29						\$0
Mix 30						\$0
Mix 31						\$0
Mix 32						\$0
Mix 33						\$0
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Mix 71						\$0
Mix 72						\$0

L. UNIT DETAILS

Mix 73									\$0
Mix 74									\$0
Mix 75									\$0
Mix 76									\$0
Mix 77									\$0
Mix 78									\$0
Mix 79									\$0
Mix 80									\$0
Mix 81									\$0
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Mix 83									\$0
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Mix 86									\$0
Mix 87									\$0
Mix 88									\$0
Mix 89									\$0
Mix 90									\$0
Mix 91									\$0
Mix 92									\$0
Mix 93									\$0
Mix 94									\$0
Mix 95									\$0
Mix 96									\$0
Mix 97									\$0
Mix 98									\$0
Mix 99									\$0
Mix 100									\$0
TOTALS			68	7					\$86,535

Total Units	68	Net Rentable SF:	TC Units	45,913.66
			MKT Units	720.81
			Total NR SF:	46,634.47

Floor Space Fraction (to 7 decimals) 98.45434%

M. OPERATING EXPENSES

Administrative:

Use Whole Numbers Only!

1. Advertising/Marketing			\$1,537
2. Office Salaries			\$47,736
3. Office Supplies			\$4,250
4. Office/Model Apartment	(type _____)		\$0
5. Management Fee			\$58,088
	<u>5.85%</u> of EGI	<u>\$854.24</u>	Per Unit
6. Manager Salaries			\$0
7. Staff Unit (s)	(type _____)		\$0
8. Legal			\$3,500
9. Auditing			\$11,000
10. Bookkeeping/Accounting Fees			\$0
11. Telephone & Answering Service			\$7,500
12. Tax Credit Monitoring Fee			\$2,380
13. Miscellaneous Administrative			\$20,590
Total Administrative			<u>\$156,581</u>

Utilities

14. Fuel Oil			\$0
15. Electricity			\$12,000
16. Water			\$16,000
17. Gas			\$1,500
18. Sewer			\$30,000
Total Utility			<u>\$59,500</u>

Operating:

19. Janitor/Cleaning Payroll			\$0
20. Janitor/Cleaning Supplies			\$0
21. Janitor/Cleaning Contract			\$0
22. Exterminating			\$0
23. Trash Removal			\$1,500
24. Security Payroll/Contract			\$3,920
25. Grounds Payroll			\$0
26. Grounds Supplies			\$0
27. Grounds Contract			\$0
28. Maintenance/Repairs Payroll			\$66,160
29. Repairs/Material			\$14,654
30. Repairs Contract			\$52,100
31. Elevator Maintenance/Contract			\$0
32. Heating/Cooling Repairs & Maintenance			\$0
33. Pool Maintenance/Contract/Staff			\$0
34. Snow Removal			\$0
35. Decorating/Payroll/Contract			\$0
36. Decorating Supplies			\$0
37. Miscellaneous			\$950
Totals Operating & Maintenance			<u>\$139,284</u>

M. OPERATING EXPENSES

Taxes & Insurance

38. Real Estate Taxes	\$85,490
39. Payroll Taxes	\$12,800
40. Miscellaneous Taxes/Licenses/Permits	\$3,600
41. Property & Liability Insurance	\$25,000
42. Fidelity Bond	\$0
43. Workman's Compensation	\$4,500
44. Health Insurance & Employee Benefits	\$30,000
45. Other Insurance	\$0
Total Taxes & Insurance	\$161,390
Total Operating Expense	\$516,755

Total Operating Expenses Per Unit \$7,599 **C. Total Operating Expenses as % of EGI** 52.04%

Replacement Reserves (Total # Units X \$300 or \$250 New Const. Elderly Minimum) \$20,400

Total Expenses	\$537,155
-----------------------	------------------

ACTION: Provide Documentation of Operating Budget at **Tab R** if applicable.

2020 Low-Income Housing Tax Credit Application For Reservation

N. PROJECT SCHEDULE

ACTIVITY	ACTUAL OR ANTICIPATED DATE	NAME OF RESPONSIBLE PERSON
1. SITE		
a. Option/Contract	3/12/2020	Hiram Brown
b. Site Acquisition	4/21/2021	Hiram Brown
c. Zoning Approval	4/18/2018	Kamilah McAfee
d. Site Plan Approval	4/18/2018	Kamilah McAfee
2. Financing		
a. Construction Loan		
i. Loan Application	8/1/2020	Hiram Brown
ii. Conditional Commitment	12/1/2020	Hiram Brown
iii. Firm Commitment	2/1/2020	Hiram Brown
b. Permanent Loan - First Lien		
i. Loan Application	8/1/2020	Hiram Brown
ii. Conditional Commitment	12/1/2020	Hiram Brown
iii. Firm Commitment	2/1/2021	Hiram Brown
c. Permanent Loan-Second Lien		
i. Loan Application		
ii. Conditional Commitment		
iii. Firm Commitment		
d. Other Loans & Grants		
i. Type & Source, List		
ii. Application		
iii. Award/Commitment		
2. Formation of Owner	1/27/2020	Hiram Brown
3. IRS Approval of Nonprofit Status	9/12/1975	Virginia Peters
4. Closing and Transfer of Property to Owner	4/21/2021	Hiram Brown
5. Plans and Specifications, Working Drawings	10/1/2020	Hiram Brown
6. Building Permit Issued by Local Government	2/1/2021	Hiram Brown
7. Start Construction	4/21/2021	Hiram Brown
8. Begin Lease-up	5/1/2022	Hiram Brown
9. Complete Construction	4/30/2022	Hiram Brown
10. Complete Lease-Up	8/31/2022	Hiram Brown
11. Credit Placed in Service Date	6/1/2022	Hiram Brown

O. PROJECT BUDGET - HARD COSTS

Cost/Basis/Maximum Allowable Credit

Complete cost column and basis column(s) as appropriate

Note: Attorney must opine, among other things, as to correctness of the inclusion of each cost item in eligible basis, type of credit and numerical calculations included in Project Budget.

Must Use Whole Numbers Only!		Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
Item	(A) Cost	"30% Present Value Credit"		(D)
		(B) Acquisition	(C) Rehab/ New Construction	"70 % Present Value Credit"
1. Contractor Cost				
a. Unit Structures (New)	7,188,905	0	0	7,188,905
b. Unit Structures (Rehab)	0	0	0	0
c. Non Residential Structures	0	0	0	0
d. Commercial Space Costs	0	0	0	0
e. Structured Parking Garage	0	0	0	0
Total Structure	7,188,905	0	0	7,188,905
f. Earthwork	0	0	0	0
g. Site Utilities	0	0	0	0
h. Roads & Walks	0	0	0	0
i. Site Improvements	0	0	0	0
j. Lawns & Planting	0	0	0	0
k. Engineering	0	0	0	0
l. Off-Site Improvements	0	0	0	0
m. Site Environmental Mitigation	0	0	0	0
n. Demolition	0	0	0	0
o. Site Work	924,340	0	0	924,340
p. Other Site work	0	0	0	0
Total Land Improvements	924,340	0	0	924,340
Total Structure and Land	8,113,245	0	0	8,113,245
q. General Requirements	405,837	0	0	405,837
r. Builder's Overhead (2.1% Contract)	173,537	0	0	173,537
s. Builder's Profit (6.4% Contract)	520,610	0	0	520,610
t. Bonds	157,748	0	0	157,748
u. Building Permits	0	0	0	0
v. Special Construction	0	0	0	0
w. Special Equipment	0	0	0	0
x. Other 1: _____	0	0	0	0
y. Other 2: _____	0	0	0	0
z. Other 3: _____	0	0	0	0
Contractor Costs	\$9,370,977	\$0	\$0	\$9,370,977

O. PROJECT BUDGET - OWNER COSTS

MUST USE WHOLE NUMBERS ONLY!

Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
		"30% Present Value Credit"		(D)
		(B) Acquisition	(C) Rehab/ New Construction	"70 % Present Value Credit"
2. Owner Costs				
a. Building Permit	80,000	0	0	80,000
b. Architecture/Engineering Design Fee \$2,941 /Unit)	200,000	0	0	200,000
c. Architecture Supervision Fee \$0 /Unit)	0	0	0	0
d. Tap Fees	0	0	0	0
e. Environmental	12,500	0	0	12,500
f. Soil Borings		0	0	0
g. Green Building (Earthcraft, LEED, etc.)	50,540	0	0	50,540
h. Appraisal	5,250	0	0	5,250
i. Market Study	5,250	0	0	5,250
j. Site Engineering / Survey	145,200	0	0	145,200
k. Construction/Development Mgt	175,000	0	0	0
l. Structural/Mechanical Study	30,000	0	0	30,000
m. Construction Loan Origination Fee	130,800	0	0	10,464
n. Construction Interest (5.0% for 0 months)	564,991	0	0	45,199
o. Taxes During Construction	123,000	0	0	24,600
p. Insurance During Construction	172,400	0	0	34,000
q. Permanent Loan Fee (1.5%)	98,100	0	0	0
r. Other Permanent Loan Fees	0	0	0	0
s. Letter of Credit	0	0	0	0
t. Cost Certification Fee	0	0	0	0
u. Accounting	96,500	0	0	25,000
v. Title and Recording	94,639	29,325	0	0
w. Legal Fees for Closing	215,000	0	0	175,000
x. Mortgage Banker	50,000	0	0	0
y. Tax Credit Fee	55,051			
z. Tenant Relocation	0	0	0	0
aa. Fixtures, Furnitures and Equipment	10,000	0	0	10,000
ab. Organization Costs	0	0	0	0
ac. Operating Reserve	258,378	0	0	0
ad. Contingency	203,871	0	0	55,957
ae. Security	0	0	0	0
af. Utilities	650	0	0	650

O. PROJECT BUDGET - OWNER COSTS

(1) Other* specify: Const. Contingency	937,098	0	0	937,098
(2) Other* specify: Relocation	430,963	0	0	0
(3) Other* specify: Debt Serv /Replacement Re	208,239	0	0	0
(4) Other* specify: Marketing Costs + Leasing	131,800	0	0	0
(5) Other* specify: Investor Legal/Diligence	45,000	0	0	0
(6) Other* specify: Pre Dev Loan Costs	28,000	0	0	0
(7) Other* specify: LIHTC App Fee	1,000	0	0	0
(8) Other* specify: Plan and Cost Review	40,000	0	0	0
(9) Other* specify: Historic Consultant & Photo	65,000	0	0	65,000
(10) Other* specify: Inspections	19,147	0	0	19,147
Owner Costs Subtotal (Sum 2A..2(10))	\$4,683,367	\$29,325	\$0	\$1,930,855
Subtotal 1 + 2 (Owner + Contractor Costs)	\$14,054,344	\$29,325	\$0	\$11,301,832
3. Developer's Fees	1,000,000		0	1,000,000
Action: Provide Developer Fee Agreement (Tab A)				
4. Owner's Acquisition Costs				
Land	2,600,000			
Existing Improvements	724,600	724,600		
Subtotal 4:	\$3,324,600	\$724,600		
5. Total Development Costs				
Subtotal 1+2+3+4:	\$18,378,944	\$753,925	\$0	\$12,301,832

If this application seeks rehab credits only, in which there is no acquisition and no change in ownership, enter the greater of appraised value or tax assessment value here:

(Provide documentation at Tab E)

\$0	Land
\$0	Building

Maximum Developer Fee: \$1,820,316

Proposed Development's Cost per Sq Foot	\$226	Meets Limits
Applicable Cost Limit by Square Foot:	\$325	

2020 Low-Income Housing Tax Credit Application For Reservation

P. ELIGIBLE BASIS CALCULATION

Item	(A) Cost	Amount of Cost up to 100% Includable in Eligible Basis--Use Applicable Column(s):		
		(B) Acquisition	"30 % Present Value Credit"	
			(C) Rehab/ New Construction	(D) "70 % Present Value Credit"
1. Total Development Costs	18,378,944	753,925	0	12,301,832
2. Reductions in Eligible Basis				
a. Amount of federal grant(s) used to finance qualifying development costs		0	0	0
b. Amount of nonqualified, nonrecourse financing		0	0	0
c. Costs of nonqualifying units of higher quality (or excess portion thereof)		0	0	0
d. Historic Tax Credit (residential portion)		0	0	2,248,926
3. Total Eligible Basis (1 - 2 above)		753,925	0	10,052,906
4. Adjustment(s) to Eligible Basis (For non-acquisition costs in eligible basis)				
a. For QCT or DDA (Eligible Basis x 30%) <i>State Designated Basis Baosts:</i>			0	3,015,872
b. For Revitalization or Supportive Housing (Eligible Basis x 30%)			0	0
c. For Green Certification (Eligible Basis x 10%)				0
Total Adjusted Eligible basis			0	13,068,778
5. Applicable Fraction		98.45434%	98.45434%	98.45434%
6. Total Qualified Basis (Eligible Basis x Applicable Fraction)		742,272	0	12,866,779
7. Applicable Percentage (Beginning with 2016 Allocations, use the standard 9% rate.) (For tax exempt bonds, use the most recently published rates.)		3.17%	9.00%	9.00%
8. Maximum Allowable Credit under IRC §42 (Qualified Basis x Applicable Percentage) (Must be same as BIN total and equal to or less than credit amount allowed)		\$23,530	\$0	\$1,158,010
		\$1,181,540 Combined 30% & 70% P. V. Credit		

Q. SOURCES OF FUNDS

Action: Provide Documentation for all Funding Sources at **Tab T**

1. Construction Financing: List individually the sources of construction financing, including any such loans financed through grant sources:

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person
1. Construction/Bridge Loan	8/1/2020	12/01/20	\$8,519,969	
2.				
3.				
Total Construction Funding:			\$8,519,969	

2. Permanent Financing: List individually the sources of all permanent financing in order of lien position:

Source of Funds	Date of Application	Date of Commitment	<i>(Whole Numbers only)</i>		Interest Rate of Loan	Amortization Period IN YEARS	Term of Loan (years)
			Amount of Funds	Annual Debt Service Cost			
1. Permanent First Mortgage			\$6,540,000	\$396,079	5.00%	35.00	35.00
2. Sponsor Loan	3/11/2020	3/11/2020	\$765,000				
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
Total Permanent Funding:			\$7,305,000	\$396,079			

3. Grants: List all grants provided for the development:

Source of Funds	Date of Application	Date of Commitment	Amount of Funds	Name of Contact Person
1.				
2.				
3.				
4.				
5.				
6.				
Total Permanent Grants:			\$0	

Q. SOURCES OF FUNDS

4. Subsidized Funding

	Source of Funds	Date of Commitment	Amount of Funds
1.	Wesley Housing Development Corporati	3/12/2020	\$765,000
2.			
3.			
4.			
5.			
Total Subsidized Funding			\$765,000

5. Recap of Federal, State, and Local Funds

Portions of the sources of funds described above for the development are financed directly or indirectly with Federal, State, or Local Government Funds..... FALSE

If above is True, then list the amount of money involved by all appropriate types.

Below-Market Loans

a.	Tax Exempt Bonds	\$0
b.	RD 515	\$0
c.	Section 221(d)(3)	\$0
d.	Section 312	\$0
e.	Section 236	\$0
f.	VHDA SPARC/REACH	\$0
g.	HOME Funds	\$0
h.	Other:	\$0
i.	Other:	\$0

Market-Rate Loans

a.	Taxable Bonds	\$0
b.	Section 220	\$0
c.	Section 221(d)(3)	\$0
d.	Section 221(d)(4)	\$0
e.	Section 236	\$0
f.	Section 223(f)	\$0
g.	Other:	

Grants*

a.	CDBG	\$0
b.	UDAG	\$0

Grants

c.	State	
d.	Local	
e.	Other:	

*This means grants to the partnership. If you received a loan financed by a locality which received one of the listed grants, please list it in the appropriate loan column as "other" and describe the applicable grant program which funded it.

Q. SOURCES OF FUNDS

6. For Transactions Using Tax-Exempt Bonds Seeking 4% Credits:

For purposes of the 50% Test, and based only on the data entered to this application, the portion of the aggregate basis of buildings and land financed with tax-exempt funds is: **N/A**

7. Some of the development's financing has credit enhancements..... FALSE
If True, list which financing and describe the credit enhancement:

8. Other Subsidies

Action: Provide documentation (Tab Q)

- a. TRUE Real Estate Tax Abatement on the increase in the value of the development.
- b. FALSE New project based subsidy from HUD or Rural Development for the greater of 5 or 10% of the units in the development.
- c. FALSE Other _____

9. A HUD approval for transfer of physical asset is required..... FALSE

2020 Low-Income Housing Tax Credit Application For Reservation

R. EQUITY

1. Equity

a. Portion of Syndication Proceeds Attributable to Historic Tax Credit

Amount of Federal historic credits	\$2,248,701	x Equity \$	\$0.850	=	\$1,911,396
Amount of Virginia historic credits	\$2,810,877	x Equity \$	\$0.650	=	\$1,827,070

b. Equity that Sponsor will Fund:

i. Cash Investment	\$0	
ii. Contributed Land/Building	\$0	
iii. Deferred Developer Fee	\$0	(Note: Deferred Developer Fee cannot be negative.)
iv. Other: _____	\$0	

ACTION: If Deferred Developer Fee is greater than 50% of overall Developer Fee, provide a cash flow statement showing payoff within 15 years at **TAB A**.

Equity Total \$0

2. Equity Gap Calculation

a. Total Development Cost	\$18,378,944
b. Total of Permanent Funding, Grants and Equity	- \$11,043,466
c. Equity Gap	\$7,335,478
d. Developer Equity	- \$737
e. Equity gap to be funded with low-income tax credit proceeds	\$7,334,741

3. Syndication Information (If Applicable)

a. Actual or Anticipated Name of Syndicator: TBD

Contact Person: TBD Phone: _____

Street Address: TBD

City: TBD State: _____ Zip: _____

b. Syndication Equity

i. Anticipated Annual Credits	\$772,154.00
ii. Equity Dollars Per Credit (e.g., \$0.85 per dollar of credit)	\$0.950
iii. Percent of ownership entity (e.g., 99% or 99.9%)	99.99000%
iv. Syndication costs not included in Total Development Costs (e.g., advisory fees)	\$0
v. Net credit amount anticipated by user of credits	\$772,077
vi. Total to be paid by anticipated users of credit (e.g., limited partners)	\$7,334,741

c. Syndication: Private

d. Investors: Corporate

4. Net Syndication Amount

Which will be used to pay for Total Development Costs \$7,334,741

5. Net Equity Factor

Must be equal to or greater than 85% 95.0001495486%

S. DETERMINATION OF RESERVATION AMOUNT NEEDED

The following calculation of the amount of credits needed is substantially the same as the calculation which will be made by VHDA to determine, as required by the IRC, the amount of credits which may be allocated for the development. However, VHDA at all times retains the right to substitute such information and assumptions as are determined by VHDA to be reasonable for the information and assumptions provided herein as to costs (including development fees, profits, etc.), sources for funding, expected equity, etc. Accordingly, if the development is selected by VHDA for a reservation of credits, the amount of such reservation may differ significantly from the amount you compute below.

1. Total Development Costs		<u>\$18,378,944</u>
2. Less Total of Permanent Funding, Grants and Equity	-	<u>\$11,043,466</u>
3. Equals Equity Gap		<u>\$7,335,478</u>
4. Divided by Net Equity Factor (Percent of 10-year credit expected to be raised as equity investment)		<u>95.0001495486%</u>
5. Equals Ten-Year Credit Amount Needed to Fund Gap		<u>\$7,721,544</u>
Divided by ten years		<u>10</u>
6. Equals Annual Tax Credit Required to Fund the Equity Gap		<u>\$772,154</u>
7. Maximum Allowable Credit Amount (from Eligible Basis Calculation)		<u>\$1,181,540</u>
8. Requested Credit Amount	For 30% PV Credit:	<u>\$23,530</u>
	For 70% PV Credit:	<u>\$748,624</u>
Credit per LI Units	<u>\$11,524.6866</u>	
Credit per LI Bedroom	<u>\$7,284.4717</u>	
	Combined 30% & 70% PV Credit Requested	<u>\$772,154</u>

9. **Action:** Provide Attorney's Opinion (Mandatory Tab H)

T. CASH FLOW

1. Revenue

Indicate the estimated monthly income for the **Low-Income Units** (based on Unit Details tab):

Total Monthly Rental Income for LIHTC Units	\$84,897
Plus Other Income Source (list): <u>Laundry</u>	<u>\$558</u>
Equals Total Monthly Income:	<u>\$85,455</u>
Twelve Months	x12
Equals Annual Gross Potential Income	<u>\$1,025,464</u>
Less Vacancy Allowance <u>5.0%</u>	<u>\$51,273</u>
Equals Annual Effective Gross Income (EGI) - Low Income Units	<u><u>\$974,191</u></u>

2. Indicate the estimated monthly income for the Market Rate Units (based on Unit Details tab):

Total Monthly Income for Market Rate Units:	\$1,638
Plus Other Income Source (list): <u>Laundry</u>	<u>\$10</u>
Equals Total Monthly Income:	<u>\$1,648</u>
Twelve Months	x12
Equals Annual Gross Potential Income	<u>\$19,776</u>
Less Vacancy Allowance <u>5.0%</u>	<u>\$989</u>
Equals Annual Effective Gross Income (EGI) - Market Rate Units	<u><u>\$18,787</u></u>

Action: Provide documentation in support of Operating Budget (**TAB R**)

3. Cash Flow (First Year)

a. Annual EGI Low-Income Units	<u>\$974,191</u>
b. Annual EGI Market Units	<u>\$18,787</u>
c. Total Effective Gross Income	<u>\$992,978</u>
d. Total Expenses	<u>\$537,155</u>
e. Net Operating Income	<u>\$455,823</u>
f. Total Annual Debt Service	<u>\$396,079</u>
g. Cash Flow Available for Distribution	<u>\$59,744</u>

T. CASH FLOW

4. Projections for Financial Feasibility - 15 Year Projections of Cash Flow

	Stabilized Year 1	Year 2	Year 3	Year 4	Year 5
Eff. Gross Income	992,978	1,012,838	1,033,094	1,053,756	1,074,831
Less Oper. Expenses	537,155	553,270	569,868	586,964	604,573
Net Income	455,823	459,568	463,227	466,792	470,259
Less Debt Service	396,079	396,079	396,079	396,079	396,079
Cash Flow	59,744	63,489	67,148	70,713	74,180
Debt Coverage Ratio	1.15	1.16	1.17	1.18	1.19

	Year 6	Year 7	Year 8	Year 9	Year 10
Eff. Gross Income	1,096,328	1,118,255	1,140,620	1,163,432	1,186,701
Less Oper. Expenses	622,710	641,391	660,633	680,452	700,865
Net Income	473,618	476,863	479,987	482,980	485,835
Less Debt Service	396,079	396,079	396,079	396,079	396,079
Cash Flow	77,539	80,784	83,908	86,901	89,756
Debt Coverage Ratio	1.20	1.20	1.21	1.22	1.23

	Year 11	Year 12	Year 13	Year 14	Year 15
Eff. Gross Income	1,210,435	1,234,643	1,259,336	1,284,523	1,310,213
Less Oper. Expenses	721,891	743,548	765,855	788,830	812,495
Net Income	488,543	491,095	493,482	495,693	497,718
Less Debt Service	396,079	396,079	396,079	396,079	396,079
Cash Flow	92,464	95,016	97,403	99,614	101,639
Debt Coverage Ratio	1.23	1.24	1.25	1.25	1.26

Estimated Annual Percentage Increase in Revenue 2.00% (Must be \leq 2%)
 Estimated Annual Percentage Increase in Expenses 3.00% (Must be \geq 3%)

U. Building-by-Building Information

Must Complete

Number of BINS: 4

Qualified basis must be determined on a building-by-building basis. Complete the section below. Building street addresses are required by the IRS (must have them by the time of allocation request).

Total Qualified Basis should equal total on Elig Basis Tab

FOR YOUR CONVENIENCE, COPY AND PASTE IS ALLOWED WITHIN BUILDING GRID

DO NOT use the CUT feature

Bldg #	BIN if known	BIN	TAX CREDIT UNITS	MARKET RATE UNITS	NUMBER OF UNITS	30% Present Value Credit for Acquisition			30% Present Value Credit for Rehab / New Construction			70% Present Value Credit											
						Street Address 1	Street Address 2	City	State	Zip	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount	Estimate Qualified Basis	Actual or Anticipated In-Service Date	Applicable Percentage	Credit Amount					
1.	VA0345001	19			9	78-22 North Thomas Street		Arlington	VA	22203	\$3,161	06/01/22	3.17%	\$3,161	\$1,728,373	06/01/22	9.00%	\$155,554					
2.	VA0345002	19			9	100-104 North Thomas Street		Arlington	VA	22203	\$6,673	06/01/22	3.17%	\$6,673	\$3,648,788	06/01/22	9.00%	\$328,391					
3.	VA0345003	20			20	106-110 North Thomas Street		Arlington	VA	22203	\$7,024	06/01/22	3.17%	\$7,024	\$3,840,830	06/01/22	9.00%	\$345,675					
4.	VA0345004	19			1	200-204 North Thomas Street		Arlington	VA	22203	\$6,673	06/01/22	3.17%	\$6,673	\$3,648,788	06/01/22	9.00%	\$328,391					
5.											\$0			\$0				\$0					
6.											\$0			\$0				\$0					
7.											\$0			\$0				\$0					
8.											\$0			\$0				\$0					
9.											\$0			\$0				\$0					
10.											\$0			\$0				\$0					
11.											\$0			\$0				\$0					
12.											\$0			\$0				\$0					
13.											\$0			\$0				\$0					
14.											\$0			\$0				\$0					
15.											\$0			\$0				\$0					
16.											\$0			\$0				\$0					
17.											\$0			\$0				\$0					
18.											\$0			\$0				\$0					
19.											\$0			\$0				\$0					
20.											\$0			\$0				\$0					
21.											\$0			\$0				\$0					
22.											\$0			\$0				\$0					
23.											\$0			\$0				\$0					
24.											\$0			\$0				\$0					
25.											\$0			\$0				\$0					
26.											\$0			\$0				\$0					
27.											\$0			\$0				\$0					
28.											\$0			\$0				\$0					
29.											\$0			\$0				\$0					
30.											\$0			\$0				\$0					
31.											\$0			\$0				\$0					
32.											\$0			\$0				\$0					
33.											\$0			\$0				\$0					
34.											\$0			\$0				\$0					
35.											\$0			\$0				\$0					
					67						\$742,272				\$23,530				\$12,866,779				\$1,158,010

Totals from all buildings

Qualified basis should not exceed values on Elig Basis.

V. STATEMENT OF OWNER

The undersigned hereby acknowledges the following:

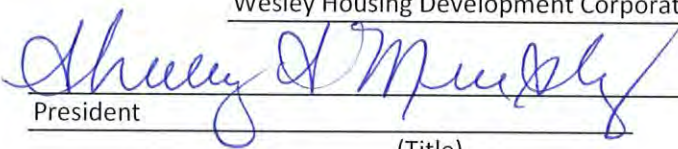
1. that, to the best of its knowledge and belief, all factual information provided herein or in connection herewith is true and correct, and all estimates are reasonable.
2. that it will at all times indemnify and hold harmless VHDA and its assigns against all losses, costs, damages, VHDA's expenses, and liabilities of any nature directly or indirectly resulting from, arising out of, or relating to VHDA's acceptance, consideration, approval, or disapproval of this reservation request and the issuance or nonissuance of an allocation of credits, grants and/or loan funds in connection herewith.
3. that points will be assigned only for representations made herein for which satisfactory documentation is submitted herewith and that no revised representations may be made in connection with this application once the deadline for applications has passed.
4. that this application form, provided by VHDA to applicants for tax credits, including all sections herein relative to basis, credit calculations, and determination of the amount of the credit necessary to make the development financially feasible, is provided only for the convenience of VHDA in reviewing reservation requests; that completion hereof in no way guarantees eligibility for the credits or ensures that the amount of credits applied for has been computed in accordance with IRC requirements; and that any notations herein describing IRC requirements are offered only as general guides and not as legal authority.
5. that the undersigned is responsible for ensuring that the proposed development will be comprised of qualified low-income buildings and that it will in all respects satisfy all applicable requirements of federal tax law and any other requirements imposed upon it by VHDA prior to allocation, should one be issued.
6. that the undersigned commits to providing first preference to members of targeted populations having state rental assistance and will not impose any eligibility requirements or lease terms terms for such individuals that are more restrictive than its standard requirements and terms, the terms of the MOU establishing the target population, or the eligibility requirements for the state rental assistance.
7. that, for the purposes of reviewing this application, VHDA is entitled to rely upon representations of the undersigned as to the inclusion of costs in eligible basis and as to all of the figures and calculations relative to the determination of qualified basis for the development as a whole and/or each building therein individually as well as the amounts and types of credit applicable thereof, but that the issuance of a reservation based on such representation in no way warrants their correctness or compliance with IRC requirements.
8. that VHDA may request or require changes in the information submitted herewith, may substitute its own figures which it deems reasonable for any or all figures provided herein by the undersigned and may reserve credits, if any, in an amount significantly different from the amount requested.
9. that reservations of credits are not transferable without prior written approval by VHDA at its sole discretion.

V. STATEMENT OF OWNER

10. that the requirements for applying for the credits and the terms of any reservation or allocation thereof are subject to change at any time by federal or state law, federal, state or VHDA regulations, or other binding authority.
11. that reservations may be made subject to certain conditions to be satisfied prior to allocation and shall in all cases be contingent upon the receipt of a nonrefundable application fee of \$1000 and a nonrefundable reservation fee equal to 7% of the annual credit amount reserved.
12. that a true, exact, and complete copy of this application, including all the supporting documentation enclosed herewith, has been provided to the tax attorney who has provided the required attorney's opinion accompanying this submission.
13. that the undersigned has provided a complete list of all residential real estate developments in which the general partner(s) has (have) or had a controlling ownership interest and, in the case of those projects allocated credits under Section 42 of the IRC, complete information on the status of compliance with Section 42 and an explanation of any noncompliance. The undersigned hereby authorizes the Housing Credit Agencies of states in which these projects are located to share compliance information with the Authority.
14. that any principal of undersigned has not participated in a planned foreclosure or Qualified Contract request in Virginia after January 1, 2019.
15. that undersigned waives the right to pursue a Qualified Contract on this development.
16. that the information in this application may be disseminated to others for purposes of verification or other purposes consistent with the Virginia Freedom of Information Act. However, all information will be maintained, used or disseminated in accordance with the Government Data Collection and Dissemination Practices Act. The undersigned may refuse to supply the information requested, however, such refusal will result in VHDA's inability to process the application. The original or copy of this application may be retained by VHDA, even if tax credits are not allocated to the undersigned.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Owner: The Commons at Whitefield LLC
The Commons at Whitefield MM LLC
Wesley Housing Development Corporation of Norther


By: 
Its: President (Title)

V. STATEMENT OF ARCHITECT

The architect signing this document is certifying that the development plans and specifications incorporate all VHDA Minimum Design and Construction Requirements (MDCR), selected LIHTC enhancements and amenities, applicable building codes and accessibility requirements.

In Witness Whereof, the undersigned, being authorized, has caused this document to be executed in its name on the date of this application set forth in DEV Info tab hereof.

Legal Name of Architect:	Bruce H. Zavos, AIA
Virginia License#:	014536
Architecture Firm or Company:	Zavos Architecture+Design, LLC

By:  _____

Its: President _____
(Title)

Initials by Architect are also required on the following Tabs: Enhancement, Special Housing Needs and Unit Details.

2020 Low-Income Housing Tax Credit Application For Reservation

3. DEVELOPMENT CHARACTERISTICS:

a. Amenities (See calculations below)			37.00
b. Project subsidies/HUD 504 accessibility for 5 or 10% of units	Y	0 or 60	60.00
or c. HCV Payment Standard/HUD 504 accessibility for 5 or 10% of units	N	0 or 30	0.00
or d. HUD 504 accessibility for 5% of units	N	0 or 15	0.00
e. Proximity to public transportation (within Northern VA or Tidewater)	Y10	0, 10 or 20	10.00
f. Development will be Green Certified	Y	0 or 10	10.00
g. Units constructed to meet VHDA's Universal Design standards	0%	Up to 15	0.00
h. Developments with less than 100 units	Y	up to 20	13.20
i. Historic Structure	Y	0 or 5	5.00
	Total:		<u>135.20</u>

4. TENANT POPULATION CHARACTERISTICS:

Locality AMI	State AMI
\$121,300	\$57,400

a. Less than or equal to 20% of units having 1 or less bedrooms	N	0 or 15	0.00
b. <plus> Percent of Low Income units with 3 or more bedrooms	2.99%	Up to 15	0.00
c. Units with rent at or below 30% of AMI and are not subsidized (up to 10% of LI units)	7.46%	Up to 10	7.46
d. Units with rents at or below 40% of AMI (up to 10% of LI units)	17.91%	Up to 10	10.00
e. Units with rent and income at or below 50% of AMI	50.75%	Up to 50	50.00
f. Units with rents at or below 50% rented to tenants at or below 60% of AMI	50.75%	Up to 25	0.00
or g. Units in LI Jurisdictions with rents <= 50% rented to tenants with <= 60% of AMI	50.75%	Up to 50	0.00
	Total:		<u>67.46</u>

5. SPONSOR CHARACTERISTICS:

a. Developer experience - 3 developments with 3 x units or 6 developments with 1 x units	Y	0 or 50	50.00
or b. Developer experience - 3 developments and at least 500,000 in liquid assets	N	0 or 50	0.00
or c. Developer experience - 1 development with 1 x units	N	0 or 10	0.00
d. Developer experience - life threatening hazard	N	0 or -50	0.00
e. Developer experience - noncompliance	N	0 or -15	0.00
f. Developer experience - did not build as represented	0	0 or -2x	0.00
g. Developer experience - failure to provide minimum building requirements	N	0 or -20	0.00
h. Developer experience - termination of credits by VHDA	N	0 or -10	0.00
i. Developer experience - exceeds cost limits at certification	N	0 or -50	0.00
j. Management company rated unsatisfactory	N	0 or -25	0.00
	Total:		<u>50.00</u>

6. EFFICIENT USE OF RESOURCES:

a. Credit per unit		Up to 200	90.59
b. Cost per unit		Up to 100	19.80
	Total:		<u>110.39</u>

7. BONUS POINTS:

a. Extended compliance	0 Years	40 or 50	0.00
or b. Nonprofit or LHA purchase option	Y	0 or 60	60.00
or c. Nonprofit or LHA Home Ownership option	N	0 or 5	0.00
d. Combined 9% and 4% Tax Exempt Bond Site Plan	Y	Up to 45	45.00
e. RAD or PHA Conversion participation and competing in Local Housing Authority pool	N	0 or 10	0.00
	Total:		<u>105.00</u>

425 Point Threshold - all 9% Tax Credits
 325 Point Threshold - Tax Exempt Bonds

TOTAL SCORE: 536.37

2020 Low-Income Housing Tax Credit Application For Reservation

Amenities:

All units have:

	Max Pts	Score
a. Community Room	5	0.00
b. Exterior walls constructed with brick and other low maintenance materials	25	25.00
c. Sub metered water expense	5	0.00
d. Watersense labeled faucets, toilets and showerheads	3	0.00
e. Infrastructure for high speed internet/broadband	1	1.00
f. Free WiFi Access in community room	4	0.00
g. Each unit provided free individual high speed internet access	6	0.00
h. Each unit provided free individual WiFi	8	0.00
i. Bath Fan - Delayed timer or continuous exhaust	3	3.00
j. Baths equipped with humidistat	3	0.00
k. Cooking Surfaces equipped with fire prevention features	4	0.00
l. Cooking surfaces equipped with fire suppression features	2	2.00
m. Rehab only: dedicated space to accept permanent dehumidification system	2	0.00
n. Provides Permanently installed dehumidification system	5	0.00
o. All interior doors within units are solid core	3	3.00
p. USB in kitchen, living room and all bedrooms	1	1.00
q. LED Kitchen Light Fixtures	2	2.00
r. Shelf or Ledge at entrance within interior hallway	2	0.00
s. New Construction: Balcony or patio	4	0.00
		<u>37.00</u>

All elderly units have:

t. Front-control ranges	1	0.00
u. Independent/suppl. heat source	1	0.00
v. Two eye viewers	1	0.00
		<u>0.00</u>

Total amenities: 37.00

X.

Development Summary

Summary Information

2020 Low-Income Housing Tax Credit Application For Reservation

Deal Name:	Whitefield Commons
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Cycle Type: 9% Tax Credits	Requested Credit Amount: \$772,154	
Allocation Type: Acquisition/Rehab	Jurisdiction: Arlington County	
Total Units: 68	Population Target: General	
Total LI Units: 67		
Project Gross Sq Ft: 66,751.81	Owner Contact: Shelley Murphy	
Green Certified? TRUE		

Total Score
536.37

Source of Funds	Amount	Per Unit	Per Sq Ft	Annual Debt Service
Permanent Financing	\$7,305,000	\$107,426	\$109	\$396,079

Uses of Funds - Actual Costs				
Type of Uses	Amount	Per Unit	Sq Ft	% of TDC
Improvements	\$8,113,245	\$119,312	\$122	44.14%
General Req/Overhead/Profit	\$1,099,984	\$16,176	\$16	5.99%
Other Contract Costs	\$157,748	\$2,320	\$2	0.86%
Owner Costs	\$4,683,367	\$68,873	\$70	25.48%
Acquisition	\$3,324,600	\$48,891	\$50	18.09%
Developer Fee	\$1,000,000	\$14,706	\$15	5.44%
Total Uses	\$18,378,944	\$270,279		

Total Development Costs	
Total Improvements	\$14,054,344
Land Acquisition	\$3,324,600
Developer Fee	\$1,000,000
Total Development Costs	\$18,378,944

Income		
Gross Potential Income - LI Units		\$1,025,464
Gross Potential Income - Mkt Units		\$19,776
Subtotal		\$1,045,240
Less Vacancy %	5.00%	\$52,262
Effective Gross Income		\$992,978

Rental Assistance? TRUE

Proposed Cost Limit/Sq Ft: \$226
 Applicable Cost Limit/Sq Ft: \$325

Unit Breakdown	
Supp Hsg	0
# of Eff	0
# of 1BR	30
# of 2BR	36
# of 3BR	2
# of 4+ BR	0
Total Units	68

Expenses		
Category	Total	Per Unit
Administrative	\$156,581	\$2,303
Utilities	\$59,500	\$875
Operating & Maintenance	\$139,284	\$2,048
Taxes & Insurance	\$161,390	\$2,373
Total Operating Expenses	\$516,755	\$7,599
Replacement Reserves	\$20,400	\$300
Total Expenses	\$537,155	\$7,899

	Income Levels	Rent Levels
	# of Units	# of Units
<=30% AMI	0	5
40% AMI	0	7
50% AMI	34	22
60% AMI	33	33
>60% AMI	0	0
Market	1	1

Cash Flow	
EGI	\$992,978
Total Expenses	\$537,155
Net Income	\$455,823
Debt Service	\$396,079
Debt Coverage Ratio (YR1):	1.15

Income Averaging? FALSE

Extended Use Restriction? 30

2020 Low-Income Housing Tax Credit Application For Reservation

\$/SF = **\$296.53** Credits/SF = **14.76669** Const \$/unit = **\$137,808.4853**

TYPE OF PROJECT
LOCATION
TYPE OF CONSTRUCTION

GENERAL = 11000; ELDERLY = 12000
Inner-NVA=100; Outer-NV=200; NWNC=300; Rich=400; Tid=500; Balance=600
N C=1; ADPT=2; REHAB(35,000+)=3; REHAB*(15,000-35,000)=4

11000
100
3

*REHABS LOCATED IN BELTWAY (\$15,000-\$50,000) See Below

	GENERAL		Elderly				
	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
AVG UNIT SIZE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NUMBER OF UNITS	0	0	0	0	0	0	0
PARAMETER-(COSTS=>35,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	0	0	0	0	0	0
PARAMETER-(COSTS<50,000)	0	0	0	0	0	0	0
COST PARAMETER	0	0	0	0	0	0	0
PROJECT COST PER UNIT	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>35,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	0	0
CREDIT PARAMETER	0	0	0	0	0	0	0
PROJECT CREDIT PER UNIT	0	0	0	0	0	0	0
COST PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CREDIT PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00

	GENERAL							
	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR
AVG UNIT SIZE	0.00	683.98	829.89	1,362.35	0.00	0.00	0.00	0.00
NUMBER OF UNITS	0	30	35	2	0	0	0	0
PARAMETER-(COSTS=>35,000)	0	241,605	327,893	353,779	0	0	0	0
PARAMETER-(COSTS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(COSTS=>50,000)	0	241,605	327,893	353,779	0	0	0	0
PARAMETER-(COSTS<50,000)	0	0	0	0	0	0	0	0
COST PARAMETER	0	241,605	327,893	353,779	0	0	0	0
PROJECT COST PER UNIT	0	202,818	246,084	403,973	0	0	0	0
PARAMETER-(CREDITS=>35,000)	0	17,640	23,940	25,830	0	0	0	0
PARAMETER-(CREDITS<35,000)	0	0	0	0	0	0	0	0
PARAMETER-(CREDITS=>50,000)	0	17,640	23,940	25,830	0	0	0	0
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	0	0	0
CREDIT PARAMETER	0	17,640	23,940	25,830	0	0	0	0
PROJECT CREDIT PER UNIT	0	10,100	12,255	20,117	0	0	0	0
COST PER UNIT POINTS	0.00	7.19	13.03	-0.42	0.00	0.00	0.00	0.00
CREDIT PER UNIT POINTS	0.00	38.28	51.00	1.32	0.00	0.00	0.00	0.00

TOTAL COST PER UNIT POINTS **19.80**

TOTAL CREDIT PER UNIT POINTS **90.59**

Cost Parameters - Elderly						
Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	0

Credit Parameters - Elderly						
Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Credit Parameter - low rise	0	0	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0
Adjusted Credit Parameter	0	0	0	0	0	0

Cost Parameters - General								
	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BF
Standard Parameter - low rise	0	241,605	327,893	353,779	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	241,605	327,893	353,779	0	0	0	(

Credit Parameters - General								
	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BF
Standard Credit Parameter - low rise	0	17,640	23,940	25,830	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Credit Parameter	0	17,640	23,940	25,830	0	0	0	(

Northern Virginia Beltway (Rehab costs \$15,000-\$50,000)

Cost Parameters - Elderly						
Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	0

Credit Parameters - Elderly						
Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	0

Cost Parameters - General								
	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BF
Standard Cost Parameter - low rise	0	241,605	327,893	353,779	0	0	0	(
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	(
Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	241,605	327,893	353,779	0	0	0	(

Credit Parameters - General								
	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BF
Standard Cost Parameter - low rise	0	17,640	23,940	25,830	0	0	0	(
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Parameter Adjustment - high rise	0	0	0	0	0	0	0	(
Adjusted Cost Parameter	0	17,640	23,940	25,830	0	0	0	(

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2020 Low-Income Housing Tax Credit Application For Reservation

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 LOCATION Inner-NVA=100; Outer-NV=200; N/WNC=300; Rich=400; Tid=500; Balance=600
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11000
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AVG UNIT SIZE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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PARAMETER-(COSTS=>35,000)	0	0	0	0	0	0	0
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PARAMETER-(CREDITS=>50,000)	0	0	0	0	0	0	0
PARAMETER-(CREDITS<50,000)	0	0	0	0	0	0	0
CREDIT PARAMETER	0	0	0	0	0	0	0
PROJECT CREDIT PER UNIT	0	0	0	0	0	0	0
COST PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CREDIT PER UNIT POINTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	0	0

Credit Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Credit Parameter - low rise	0	0	0	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Credit Parameter	0	0	0	0	0	0	0

Cost Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR-TH
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Parameter Adjustment - high rise	0	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	241,605	327,893	353,779	0	0	0	0

Credit Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR-TH
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Adjusted Credit Parameter	0	17,640	23,940	25,830	0	0	0	0

Northern Virginia Beltway (Rehab costs \$10,000-\$50,000)

Cost Parameters - Elderly

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Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	0	0

Credit Parameters - Elderly

	Supportive Hsg	EFF-E	1 BR-E	2 BR-E	EFF-E-1 ST	1 BR-E-1 ST	2 BR-E-1 ST
Standard Cost Parameter - low rise	0	0	0	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	0	0	0	0	0	0

Cost Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR-TH
Standard Cost Parameter - low rise	0	241,605	327,893	353,779	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	241,605	327,893	353,779	0	0	0	0

Credit Parameters - General

	EFF-G	1 BR-G	2 BR-G	3 BR-G	4 BR-G	2 BR-TH	3 BR-TH	4 BR-TH
Standard Cost Parameter - low rise	0	17,640	23,940	25,830	0	0	0	0
Parameter Adjustment - mid rise	0	0	0	0	0	0	0	0
Parameter Adjustment - high rise	0	0	0	0	0	0	0	0
Adjusted Cost Parameter	0	17,640	23,940	25,830	0	0	0	0

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A

Partnership or Operating Agreement

Including chart of ownership structure with percentage of
interests (**MANDATORY**)

**OPERATING AGREEMENT
OF
THE COMMONS AT WHITEFIELD LLC**

This Operating Agreement (the "*Agreement*") of The Commons at Whitefield LLC (the "*Company*"), a limited liability company organized pursuant to Chapter 12 of Title 13.1 of the Code of Virginia (the "*Act*"), is entered into by The Commons at Whitfield MM LLC, a Virginia limited liability company, the sole member of the Company (the "*Member*"), to form a limited liability company pursuant to and in accordance with the Act and to govern certain aspects of the operations of the Company and to set forth certain rights and obligations of the Member of the Company.

1. **Purpose and Powers.** The purpose of the Company is to serve as the owner of a housing development and property known as Whitefield Commons, located in the County of Arlington, Virginia (the "*Project*"), and to undertake any other activity which a limited liability company may lawfully undertake under the Act.

2. **Separateness.** The Company will conduct its business and operations in its own name and will maintain books and records and bank accounts separate from those of any other person or entity.

3. **Management.** The Company will be member-managed. The Commons at Whitfield MM LLC will carry the title of "*Managing Member*" and will exercise full and exclusive control over the affairs of the Company. The Managing Member may appoint officers and agents for the Company and give them such titles and powers as the Managing Member may choose. Any action taken by the Managing Member in the name of the Company, and any action taken by an officer or agent of the Company in the name of the Company and with the proper authorization of the Managing Member, will be an action of the Company.

4. **Allocations of Profit and Loss.** All profits and losses of the Company (and items of income, deduction, gain, or loss) will be allocated 100% to the Managing Member.

5. **Distributions.** All distributions with respect to a membership interest in the Company will be made 100% to the Managing Member.

6. **Capital Contribution.** The capital contribution of the Managing Member to the Company is \$100.00.

7. **Dissolution.** The Company will dissolve upon the first to occur of (i) the sale or other disposition of all or substantially all of the Company's property and the Company's receipt of all or substantially all of the proceeds thereof, or (ii) the determination of the Managing Member to dissolve.

8. **Fiscal Year.** The fiscal year of the Company will be the calendar year.

9. **No Liability of Member and Others.** The Managing Member and its agents and any officers and agents of the Company will not be liable for the Company's liabilities, debts or obligations, all of which will be the sole obligation of the Company. The failure by the Company to observe any formalities or requirements relating to the exercise of its powers or the management of its business or affairs under this Agreement will not be grounds for imposing personal liability on the Managing Member or any officer.

10. **Indemnification.** The Company will indemnify and defend the Managing Member and its agents and any officers and agents of the Company, from and against all costs, losses, liabilities and

damages incurred by or asserted against any such person in connection with the Company's business to the fullest extent provided or allowed by law.

11. **Amendment.** This Agreement may be amended only by written instrument executed by the Managing Member and indicating an express intention to amend this instrument.

12. **Governing Law.** This Agreement will be interpreted, construed and enforced in accordance with the laws of the Commonwealth of Virginia.

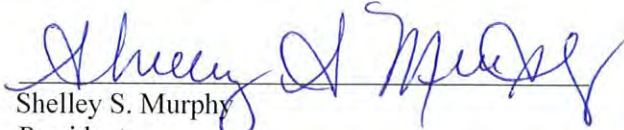
[signature page follows]

The undersigned has executed this Agreement effective as of January __, 2020.

MANAGING MEMBER:

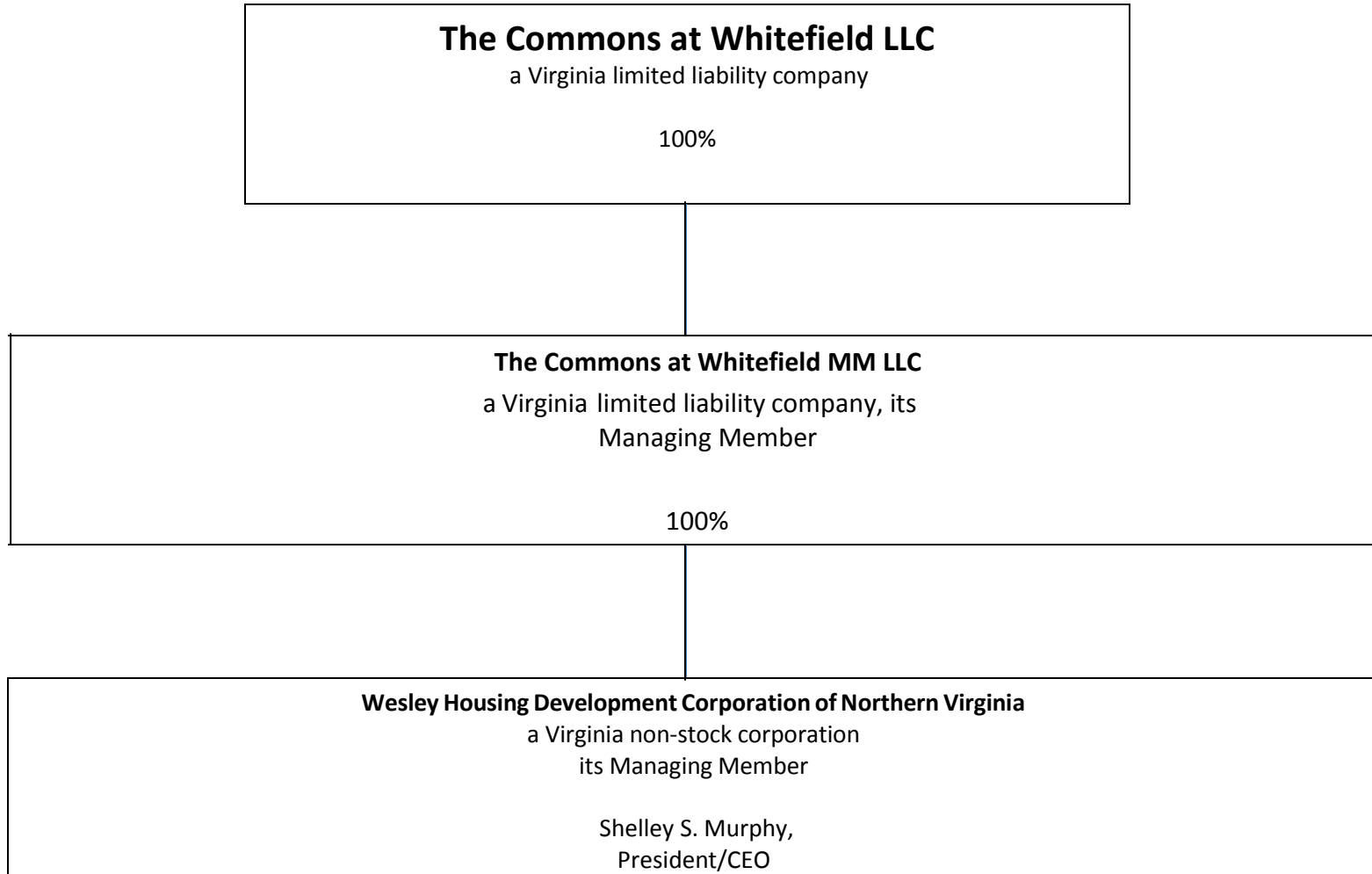
The Commons at Whitefield MM LLC,
a Virginia limited liability company,

By: Wesley Housing Development Corporation of Northern Virginia,
a Virginia nonstock corporation

By: 
Name: Shelley S. Murphy
Title: President

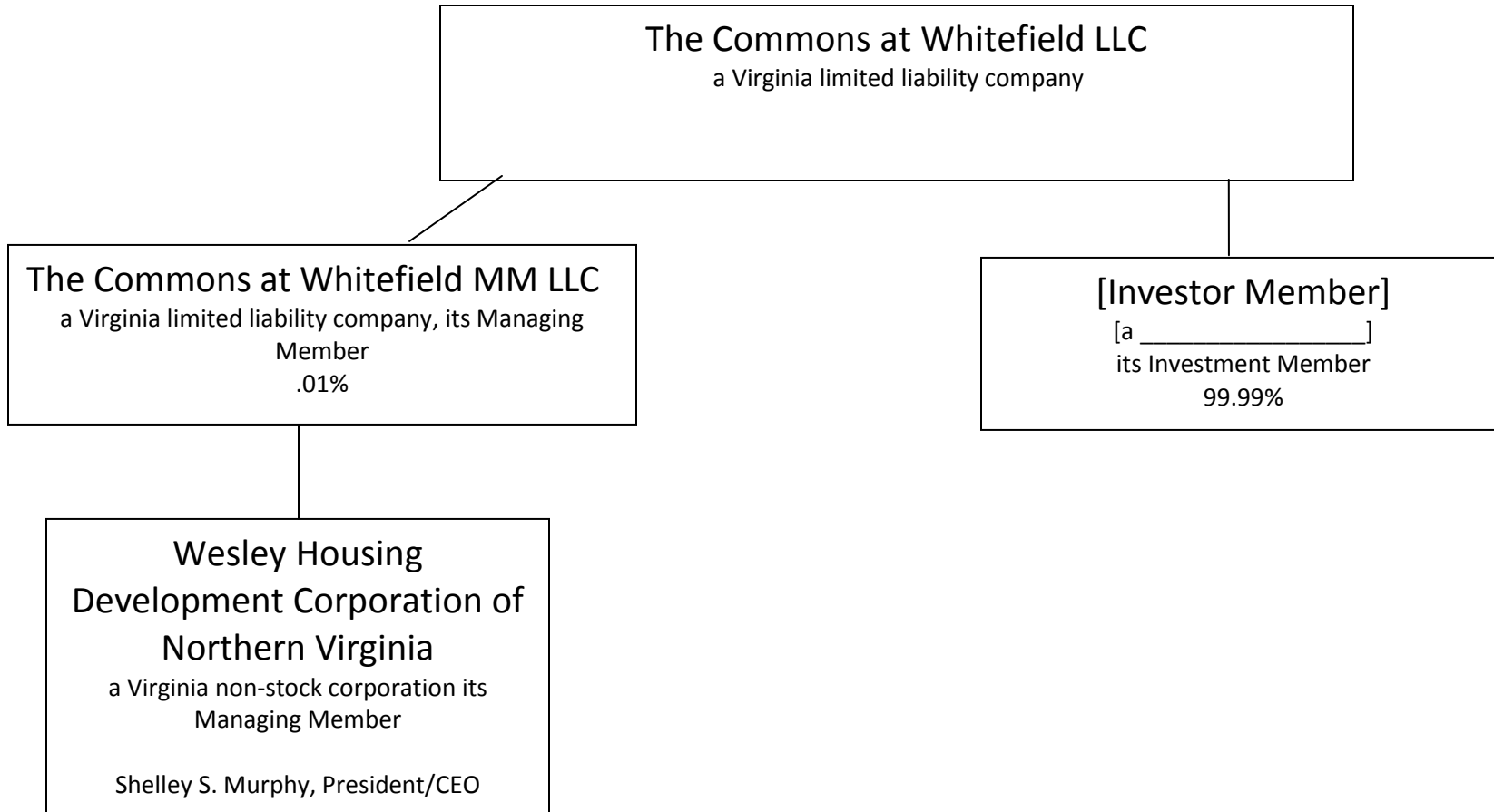
OWNERSHIP CHART
Whitefield Commons, Arlington County, Virginia

Pre-Investor



OWNERSHIP CHART
Whitefield Commons, Arlington County, Virginia

Post-Investor



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this “**Agreement**”) made as of _____, 2020 by and between The Commons at Whitefield LLC, a Virginia limited liability company (the “**Company**”) and Wesley Housing Development Corporation of Northern Virginia, a Virginia non-stock corporation (the “**Developer**”).

Recitals

WHEREAS, the Company was formed to acquire, construct, develop, improve, maintain, own, operate, lease, dispose of and otherwise deal with an apartment project located in Arlington, Virginia, known as Whitefield Commons (the “**Project**”).

WHEREAS, the Project, following the completion of construction, is expected to constitute a “qualified low-income housing project” (as defined in Section 42(g)(1) of the Code).

WHEREAS, the Developer has provided and will continue to provide certain services with respect to the Project during the acquisition, development, rehabilitation and initial operating phases thereof.

WHEREAS, capitalized terms used herein and not otherwise defined shall have the meanings set forth in the Operating Agreement of the Company, as amended, of even date herewith (the “**Operating Agreement**”).

NOW, THEREFORE, in consideration of the recitals, covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the parties agree as follows:

Section 1. Development Services.

(a) The Developer has performed certain services relating to the development of the Project and shall oversee the development and construction of the Project and shall perform the services and carry out the responsibilities with respect to the Project as are set forth herein, and such additional duties and responsibilities as are reasonably within the general scope of such services and responsibilities and are designated from time to time by the Company.

(b) The Developer's services shall be performed in the name and on behalf of the Company and shall consist of the duties set forth in subparagraphs (i)-(xiii) below of this Section 1(b) and as provided elsewhere in this Agreement; provided, however, that if the performance of any duty of the Developer set forth in this Agreement is beyond the reasonable control of the Developer, the Developer shall nonetheless be obligated to (i) use its best efforts to perform such duty and (ii) promptly notify the Company that the performance of such duty is beyond its reasonable control. The Developer has performed or shall perform the following:

(i) Negotiate and cause to be executed in the name and on behalf of the Company any agreements for architectural, engineering, testing or consulting services for the Project, and any agreements for the construction of any improvements or tenant

improvements to be constructed or installed by the Company or the furnishing of any supplies, materials, machinery or equipment therefor, or any amendments thereof, provided that no agreement shall be executed nor binding commitment made until the terms and conditions thereof and the party with whom the agreement is made have been approved by the managing member of the Company (“**Managing Member**”) unless the terms, conditions, and parties comply with guidelines issued by the Managing Member concerning such agreements;

(ii) Assist the Company in identifying sources of construction financing for the Project and negotiate the terms of such financing with lenders;

(iii) Establish and implement appropriate administrative and financial controls for the design and construction of the Project, including but not limited to:

(A) coordination and administration of the Project architect, the general contractor, and other contractors, professionals and consultants employed in connection with the design or rehabilitation of the Project;

(B) administration of any construction contracts on behalf of the Company;

(C) participation in conferences and the rendering of such advice and assistance as will aid in developing economical, efficient and desirable design and construction procedures;

(D) the rendering of advice and recommendations as to the selection of subcontractors and suppliers;

(E) the review and submission to the Company for approval of all requests for payments under any architectural agreement, general contractor's agreement, or any loan agreements with any lending institutions providing funds for the benefit of the Company for the design or construction of any improvements;

(F) the submission of any suggestions or requests for changes which could in any reasonable manner improve the design, efficiency or cost of the Project;

(G) applying for and maintaining in full force and effect any and all governmental permits and approvals required for the lawful construction of the Project;

(H) compliance with all terms and conditions applicable to the Company or the Project contained in any governmental permit or approval required or obtained for the lawful construction of the Project, or in any insurance policy affecting or covering the Project, or in any surety bond obtained in connection with the Project;

(I) furnishing such consultation and advice relating to the Project as may be reasonably requested from time to time by the Company;

(J) keeping the Company fully informed on a regular basis of the progress of the design and construction of the Project, including the preparation of such reports as are provided for herein or as may reasonably be requested by the Company and which are of a nature generally requested or expected of construction managers or owner's representatives on similar projects;

(K) giving or making the Company's instructions, requirements, approvals and payments provided for in the agreements with the Project architect, general contractor, and other contractors, professionals and consultants retained for the Project; and

(L) at the Company's expense, filing on behalf of and as the attorney-in-fact for the Company any notices of completion required or permitted to be filed upon the completion of any improvement(s) and taking such actions as may be required to obtain any certificates of occupancy or equivalent documents required to permit the occupancy of the Project.

(iv) Inspect the progress of the course of construction of the Project, including verification of the materials and labor being furnished to and on such construction so as to be fully competent to approve or disapprove requests for payment made by the Project architect and the general contractor, or by any other parties with respect to the design or construction of the Project, and in addition to verify that the construction is being carried out substantially in accordance with the plans and specifications approved by the Company or, in the event construction is not being so carried out, to promptly notify the Company;

(v) If requested to do so by the Company, perform on behalf of the Company all obligations of the Company with respect to the design or construction of the Project contained in any loan agreement or security agreement in connection with the Project, or in any lease or rental agreement relating to space in the Project, or in any agreement entered into with any governmental body or agency relating to the terms and conditions of such construction, provided that copies of such agreements have been provided by the Company to the Developer or the Company has otherwise notified the Developer in writing of such obligations;

(vi) To the extent requested to do so by the Company, prepare and distribute to the Company a critical path schedule, and periodic updates thereto as necessary to reflect any material changes, but in any event not less frequently than quarterly, other design or construction cost estimates as required by the Company, and financial accounting reports, including monthly progress reports on the quality, progress and cost of construction and recommendations as to the drawing of funds from any loans arranged by the Company to cover the cost of design and construction of the Project, or as to the

providing of additional capital contributions should such loan funds for any reason be unavailable or inadequate;

(vii) At the Company's expense, obtain and maintain insurance coverage for the Project, the Company, the Management Agent, and the Developer and its employees, at all times until final completion of construction of the Project, in accordance with an insurance schedule approved by the Company, which insurance shall include general public liability insurance covering claims for personal injury, including but not limited to bodily injury, or property damage, occurring in or upon the Property or the streets, passageways, curbs and vaults adjoining the Property. Such insurance shall be in a liability amount approved by the Company;

(viii) Comply with all applicable present and future laws, ordinances, orders, rules, regulations and requirements (hereinafter in this subparagraph (ix) called "laws") of all federal, state and municipal governments, courts, departments, commissions, boards and offices, any national or local Board of Fire Underwriters or Insurance Services. Offices having jurisdiction in the county in which the Project is located or any other body exercising functions similar to those of any of the foregoing, or any insurance carriers providing any insurance coverage for the Company or the Project, which may be applicable to the Project or any part thereof. Any such compliance undertaken by the Developer on behalf of and in the name of the Company, in accordance with the provisions of this Agreement, shall be at the Company's expense. The Developer shall likewise ensure that all agreements between the Company and independent contractors performing work in connection with the Project shall include the agreement of said independent contractors to comply with all such applicable laws;

(ix) Assemble and retain all contracts, agreements and other records and data as may be necessary to carry out the Developer's functions hereunder. Without limiting the foregoing, the Developer will prepare, accumulate and furnish to the Company and the appropriate governmental authorities, as necessary, data and information sufficient to identify the market value of improvements in place as of each real property tax lien date, and will take application for appropriate exclusions from the capital costs of the Project for purposes of real property ad valorem taxes;

(x) Coordinate and administer the design and construction of all interior tenant improvements to the extent required under any leases or other occupancy agreements to be constructed or furnished by the Company with respect to the initial leasing of space in the Project, whether involving building standard or non-building standard work;

(xi) Use its best efforts to accomplish the timely completion of the Project in accordance with the approved plans and specifications and the time schedules for such completion approved by the Company;

(xii) At the direction of the Company, implement any decisions of the Company made in connection with the design, development and construction of the Project or any policies and procedures relating thereto, exclusive of leasing activities; and

(xiii) Perform and administer any and all other services and responsibilities of the Developer which are set forth in any other provisions of this Agreement, or which are requested to be performed by the Company and are within the general scope of the services described herein.

Section 2. Limitations and Restrictions. Notwithstanding any provisions of this Agreement, the Developer shall not take any action, expend any sum, make any decision, give any consent, approval or authorization, or incur any obligation with respect to (i) any matter not related to the construction or construction financing of the Project, including but not limited to the acquisition of the Project, the organization of the Company, obtaining permanent financing, obtaining an investor for the Company or leasing up the Project, such matters to be performed or supervised by the Managing Member and (ii) any of the following matters unless and until the same has been approved by the Company:

(a) Approval of all construction and architectural contracts and all architectural plans, specifications and drawings prior to the construction and/or alteration of any improvements contemplated thereby, except for such matters as may be expressly delegated in writing to the Developer by the Company;

(b) Any proposed change in the work of the construction of the Project, or in the plans and specifications therefor as previously approved by the Company, or in the cost thereof, or any other change which would affect the design, cost, value or quality of the Project, except for such matters as may be expressly delegated in writing to the Developer by the Company;

(c) Making any expenditure or incurring any obligation by or on behalf of the Company or the Project involving a sum in excess of \$50,000 or involving a sum of less than \$25,000 where the same relates to a component part of any work, the combined cost of which exceeds \$50,000, except for expenditures made and obligations incurred pursuant to and specifically set forth in a construction budget approved by the Company (the "**Construction Budget**") or for such matters as may be otherwise expressly delegated to the Developer by the Company;

(d) Making any expenditure or incurring any obligation which, when added to any other expenditure, exceeds the Construction Budget or any line item specified in the Construction Budget, except for such matters as may be otherwise expressly delegated in writing to the Developer by the Company; or

(e) Expending more than what the Developer in good faith believes to be the fair and reasonable market value at the time and place of contracting for any goods purchased or leased or services engaged on behalf of the Company or otherwise in connection with the Project.

Section 3. Accounts and Records.

(a) The Developer, on behalf of the Company, shall keep such books of account and other records as may be required and approved by the Company, including, but not limited to, records relating to the costs of construction advances. The Developer shall keep vouchers, statements, receipted bills and invoices and all other records, in the form approved by the Company, covering all collections, if any, disbursements and other data in connection with the Project prior to final completion of construction. All accounts and records relating to the Project, including all correspondence, shall be surrendered to the Company, upon demand without charge therefor.

(b) The Developer shall cooperate with the Management Agent to facilitate the timely preparation by the Management Agent of such reports and financial statements as the Management Agent is required to furnish pursuant to the Management Agreement.

(c) All books and records prepared or maintained by the Developer shall be kept and maintained at all times at the place or places approved by the Company, and shall be available for and subject to audit, inspection and copying by the Management Agent, the Company or any representative or auditor thereof or supervisory or regulatory authority, at the times and in the manner set forth in the Operating Agreement.

Section 4. Obligation To Complete Construction and to Pay Development Costs.

The Developer shall complete the construction of the Project or cause the same to be completed in a good and workmanlike manner, free and clear of all mechanics', materialmen's or similar liens, and shall equip the Project or cause the same to be equipped with all necessary and appropriate fixtures, equipment and articles of personal property, including refrigerators and ranges, provided for in the Project Documents and the Plans and Specifications. The Developer also shall cause the achievement of Final Closing in accordance with the terms of the Operating Agreement. If the Specified Proceeds as available from time to time are insufficient to cover all Development Costs and achieve Final Closing, the Developer shall advance or cause to be advanced to the Company from time to time as needed all such funds as are required to pay such deficiencies. Any such advances (“**Development Advances**”) shall, to the extent permitted under the Project Documents and any applicable regulations or requirements of any Project Lender or Agency, be reimbursed at or prior to Final Closing only out of Specified Proceeds available from time to time after payment of all Development Costs. Any balance of the amount of each Development Advance not reimbursed through Final Closing shall not be reimbursable to the Developer and shall not be credited to the Capital Account of any Member, or otherwise change the interest of any Person in the Company, but shall be borne by the Developer under the terms of this Agreement, provided, however, if the Managing Member makes a Development Advance, such Advance shall be repaid as a Completion Loan under the Operating Agreement.

Section 5. Development Amount.

Any Development Advances made by the Developer shall be reimbursed from Specified Proceeds as set forth in Section 4. As reimbursement for any additional Development Advances and as a fee for its services in connection with the development of the Project and the supervision of the construction/rehabilitation of the Project, the Developer shall be paid an amount (the “**Development Amount**”) equal to the lesser of (a) Seven Hundred Thousand and No/100 Dollars (\$700,000); or (b) the maximum amount which conforms to the developer fee standards imposed by the Virginia Housing Development Authority.

Section 6. Applicable Law.

This Agreement, and the application or interpretation hereof, shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia.

Section 7. Binding Agreement.

This Agreement shall be binding on the parties hereto, their heirs, executors, personal representatives, successors and assigns. As long as the Developer is not in default under this Agreement, the obligation of the Company to pay the Development Amount shall not be affected by any change in the identity of the Managing Member.

Section 8. Headings.

All section headings in this Agreement are for convenience of reference only and are not intended to qualify the meaning of any section.

Section 9. Terminology.

All personal pronouns used in this Agreement, whether used in the masculine, feminine or neuter gender, shall include all other genders, the singular shall include the plural, and vice versa as the context may require.

For purposes of this Agreement, the following terms have the following meanings:

“Development Costs” means any and all costs and expenses necessary to (i) cause the construction of the Project to be completed, in a good and workmanlike manner, free and clear of all mechanics', materialmen's or similar liens, in accordance with the Plans and Specifications, (ii) equip the Project with all necessary and appropriate fixtures, equipment and articles of personal property (including, without limitation, refrigerators and ranges), (iii) obtain all required certificates of occupancy for the apartment units and other space in the Project, (iv) finance the construction of the Project and achieve Final Closing in accordance with the provisions of the Project Documents, (v) discharge all Company liabilities and obligations arising out of any casualty occurring prior to Final Closing generating insurance proceeds for the Company, (vi) fund any Company reserves required hereunder or under any of the Project Documents at or prior to Final Closing, (vii) repay and discharge the construction loan from senior construction lender; and (viii) pay any other costs or expenses necessary to achieve the Completion Date and Final Closing.

“Specified Proceeds” means (i) the proceeds of all Project Loans, (ii) the net rental income, if any, generated by the Project prior to Final Closing which is permitted by the Project Lenders to be applied to the payment of Development Costs, (iii) the Capital Contributions of the Investor Member, (iv) the Capital Contributions of the Managing Member in the amounts set forth in the Operating Agreement as of the Initial Closing, and (v) any insurance proceeds arising out of casualties occurring prior to Final Closing.

Section 10. Benefit of Agreement.

The obligations and undertakings of the Developer set forth in this Agreement are made for the benefit of the Company and its Members and shall not inure to the benefit of any creditor of the Company other than a Member, notwithstanding any pledge or assignment by the Company of this Agreement of any rights hereunder.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date first written above.

COMPANY: **THE COMMONS AT WHITEFIELD LLC,**
a Virginia limited liability company

By: The Commons at Whitfield MM LLC
a Virginia limited liability company, its Managing Member

By: Wesley Housing Development Corporation of Northern Virginia
a Virginia non-stock corporation, its Managing Member

By: _____

Name: Shelley S. Murphy
Title: President

DEVELOPER: **WESLEY HOUSING DEVELOPMENT CORPORATION OF**
NORTHERN VIRGINIA,
a Virginia non-stock corporation

By: _____

Name: Shelley S. Murphy
Title: President

B

Virginia State Corporation
Commission Certification
(MANDATORY)

Commonwealth of Virginia



STATE CORPORATION COMMISSION

Richmond, January 27, 2020

This is to certify that the certificate of organization of

The Commons at Whitefield LLC

was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business.

Effective date: January 27, 2020



STATE CORPORATION COMMISSION

Attest:

Joel H. Beck

Clerk of the Commission

C

Principal's Previous
Participation Certification
(MANDATORY)



Previous Participation Certification

Development Name: Whitefield Commons
Name of Applicant (entity): The Commons at Whitefield LLC

I hereby certify that:

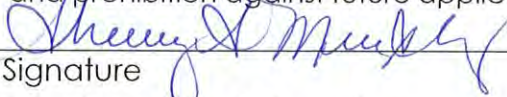
1. All the statements made by me are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained in Schedule A and any statements attached to this certification.
2. During any time that any of the participants were principals in any multifamily rental property, no property has been foreclosed upon, in default or assigned to the mortgage insurer (governmental or private); nor has mortgage relief by the mortgagee been given;
3. During any time that any of the participants were principals in any multifamily rental property, there has not been any breach by the owner of any agreements relating to the construction or rehabilitation, use, operation, management or disposition of the property, including removal from a partnership;
4. That at no time have any principals listed in this certification been required to turn in a property to the investor or have been removed from a multifamily rental property ownership structure;
5. That to the best of my knowledge, there are no unresolved findings raised as a result of state or federal audits, management reviews or other governmental investigations concerning any multifamily rental property in which any of the participants were principals;
6. During any time that any of the participants were principals in any multifamily rental property, there has not been a suspension or termination of payments under any state or federal assistance contract for the property;
7. None of the participants has been convicted of a felony and is not presently, to my knowledge, the subject of a complaint or indictment charging a felony. A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a state and punishable by imprisonment of two years or less;
8. None of the participants has been suspended, debarred or otherwise restricted by any federal or state governmental entity from doing business with such governmental entity; and

Previous Participation Certification, cont'd

9. None of the participants has defaulted on an obligation covered by a surety or performance bond and has not been the subject of a claim under an employee fidelity bond.
10. None of the participants is a Virginia Housing Development Authority (VHDA) employee or a member of the immediate household of any of its employees.
11. None of the participants is participating in the ownership of a multifamily rental housing property as of this date on which construction has stopped for a period in excess of 20 days or, in the case of a multifamily rental housing property assisted by any federal or state governmental entity, which has been substantially completed for more than 90 days but for which requisite documents for closing, such as the final cost certification, have not been filed with such governmental entity.
12. None of the participants has been found by any federal or state governmental entity or court to be in noncompliance with any applicable civil rights, equal employment opportunity or fair housing laws or regulations.
13. None of the participants was a principal in any multifamily rental property which has been found by any federal or state governmental entity or court to have failed to comply with Section 42 of the Internal Revenue Code of 1986, as amended, during the period of time in which the participant was a principal in such property. This does not refer to corrected 8823's.
14. None of the participants is currently named as a defendant in a civil lawsuit arising out of their ownership or other participation in a multi-family housing development where the amount of damages sought by plaintiffs (i.e., the ad damnum clause) exceeds One Million Dollars (\$1,000,000).
15. None of the participants has pursued a Qualified Contract or planned foreclosure in Virginia after January 1, 2019.

Statements above (if any) to which I cannot certify have been deleted by striking through the words. In the case of any such deletion, I have attached a true and accurate statement to explain the relevant facts and circumstances.

Failure to disclose information about properties which have been found to be out of compliance or any material misrepresentations are grounds for rejection of an application and prohibition against future applications.



Signature

Shelley S. Murphy

Printed Name

3/11/20

Date (no more than 30 days prior to submission of the Application)

D

List of LIHTC Developments

(Schedule A)
(MANDATORY)

List of LIHTC Developments (Schedule A)



Development Name: Whitefield Commons

Name of Applicant: The Commons at Whitefield LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2004 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Wesley Housing Development Corporation of Northern Virginia
Principal's Name:

Controlling GP (CGP) or 'Named' Managing Member of Proposed property?* Y
Y or N

	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	Quarry Station Seniors Apartments Manassas, Virginia	Quarry Station Seniors Apartments, L.P. c/o WHDC (703) 642-3830	Yes	79	79	7/3/2002	2/10/2003	No
2	Knightsbridge Apartments Arlington, Virginia	Wesley Knightsbridge, L.P.	Yes	37	37	8/1/2004	6/28/2005	No
3	Whitefield Commons Apartments Arlington, Virginia	Wesley Whitefield, L.P.	Yes	63	63	12/1/2005	4/6/2006	No
4	Whitefield Commons Apartments Arlington, Virginia	Wesley Whitefield, L.P.	Yes	63	63	12/1/2005	4/6/2006	No
5	Wesley Housing @ Coppermine Place Herndon, Virginia	Wesley Coppermine, L.P.	Yes	66	66	5/26/2005	5/23/2006	No
6	ParcView Apartments Alexandria, Virginia	Wesley ParcView, L.P.	Yes	149	120	12/1/2007	7/22/2008	No
7	Beverly Park Apartments Alexandria, Virginia	Wesley Notabene, L.P. c/o WHDC (703) 642-3830	Yes	33	33	8/5/2009	5/7/2010	No
8	Strawbridge Square Apartments Alexandria, Virginia	Wesley Strawbridge, L.P.	Yes	128	127	3/25/2010	1/19/2011	No
9	Colonial Village Apartments Arlington, Virginia	Wesley Colonial Village II, L.P.	Yes	162	129	11/30/2012	11/14/2013	No
10	Pierce Queen Apartments	PQ Apartments, LLC c/o Bozzuto (866) 698-7513	No	193	78	12/23/2016	TBD	No
11	Lynhaven and William Watters Apartments Alexandria and Arlington, Virginia (respectively)	Wesley Lynwatters LLC	Yes	37	37	5/15/2015	10/19/2016	No

List of LIHTC Developments (Schedule A)

12	Lewinsville Senior Residences McLean, Virginia	Wesley Lewinsville, L.P.	Yes	82	82	TBD	TBD	No
13	Wexford Manor A Falls Church, VA	New Wexford LLC	Yes	38	38	3/30/2017	12/8/2017	No
14	Wexford Manor B Falls Church, VA	New Wexford Bond LLC	Yes	36	36	5/1/2017	TBD	No
15	Culpepper Garden I Apartments	CG1 Restoration Limited Partnership	Yes	210	208	TBD	TBD	No
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* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE
TOTAL: 1,376 1,196

LIHTC as % of
87% Total Units

List of LIHTC Developments (Schedule A)



Development Name: Whitefield Commons

Name of Applicant: The Commons at Whitefield LLC

INSTRUCTIONS:

- 1 **A Schedule A is required for every individual that makes up the GP or Managing Member** - does not apply to principals of publicly traded corporations.
- 2 For each property for which an uncorrected 8823 has been issued, provide a detailed explanation of the nature of the non-compliance, as well as a status statement.
- 3 List only tax credit development experience since 2004 (i.e. for the past 15 years)
- 4 Use separate pages as needed, for each principal.

Principal's Name: Shelley S. Murphy Controlling GP (CGP) or 'Named' Managing Member of Proposed property? N
Y or N

	Development Name/Location	Name of Ownership Entity and Phone Number	CGP or 'Named' Managing Member at the time of dev.? (Y/N)*	Total Dev. Units	Total Low Income Units	Placed in Service Date	8609(s) Issue Date	Uncorrected 8823's? (Y/N) Explain "Y"
1	ParcView Apartments Alexandria, VA	Wesley ParcView, L.P. c/o Wesley Housing Dev. Corp. 703-642-3830	Yes	149	120	12/1/07	7/22/08	No
2	Beverly Park Apartments Alexandria, VA	Wesley Notabene, L.P. c/o Wesley Housing Dev. Corp. 703-642-3830	Yes	33	33	8/5/09	5/7/10	No
3	Strawbridge Square Apts. Alexandria, VA	Wesley Strawbridge, L.P. c/o Wesley Housing Dev. Corp. 703-642-3830	Yes	128	127	3/25/10	1/19/11	No
4	Colonial Village Apartments Arlington, VA	Wesley Colonial Village II, L.P. c/o Wesley Housing Dev. Corp. 703-642-3830	Yes	162	129	11/30/12	11/14/13	No
5	Pierce Queen Apartments Arlington, VA	PQ Apartments, LLC c/o Bozzuto (866) 698-7513 c/o Wesley Housing Dev. Corp. 703-642-3830	No	193	78	12/23/16	7/11/18	No
6	Lynhaven and William Watters Alexandria and Arlington, Virginia (respectively) Apartments Alexandria and Arlington, VA	Wesley Lynwatters LLC c/o Wesley Housing Dev. Corp. 703-642-3830	Yes	49	49	5/15/15	10/19/16	No
7	The Fallstead at Lewinsville Center McLean, VA	Wesley Lewinsville, L.P. c/o Wesley Housing Dev. Corp. 703-642-3830	Yes	82	82	10/31/18	TBD	No
8	Wexford Manor A Falls Church, VA	New Wexford LLC c/o Wesley Housing Dev. Corp. 703-642-3830	Yes	38	38	3/30/17	12/8/17	No
9	Wexford Manor B Falls Church, VA	New Wexford Bond LLC c/o Wesley Housing Dev. Corp. 703-642-3830	Yes	36	36	10/18/17	7/11/18	No

List of LIHTC Developments (Schedule A)

10							
11							
12							
13							
14							
15							
15							
16							
17							
18							
19							

* Must have the ability to bind the LIHTC entity; document with partnership/operating agreements and one 8609 (per entity/development) for a total of 6.

1st PAGE
TOTAL: 870 692

LIHTC as % of
80% Total Units

E

Site Control
Documentation & Most
Recent Real Estate Tax
Assessment
(MANDATORY)

OPTION TO LEASE AND TO PURCHASE

This OPTION TO LEASE AND TO PURCHASE (this "**Agreement**") effective as of March 11, 2020 ("**Effective Date**"), by and between Wesley Housing Development Corporation of Northern Virginia ("**Landlord**"), Wesley Whitefield Limited Partnership ("**Improvements Owner**", and together with the Landlord, the "**Optionors**"), and The Commons at Whitefield LLC ("**Optionee**").

RECITALS

- A. WHEREAS, Landlord is the owner of certain real property located in Arlington County, Virginia as more particularly described in Exhibit A (the "**Property**"), and wishes to grant Optionee an option to lease the Property.
- B. WHEREAS, Improvements Owner is the owner of the improvements located on the Property ("**Improvements**") and wishes to grant Optionee an option to purchase the Improvements.
- C. Optionee wishes to accept the option to lease the Property and purchase the Improvements on the terms and conditions stated below.

NOW, THEREFORE, in consideration of the premises contained in this Agreement, the parties agree as follows:

AGREEMENT

1. **Grant of Option to Lease.** In consideration of Landlord's receipt of \$10.00 from Optionee (which is hereby acknowledged), Landlord hereby grants to Optionee the exclusive right and option to lease the Property ("**Lease Option**") at any time after the Effective Date, and continuing until 5:00 p.m. on April 21, 2021 (the "**Lease Option Expiration Date**"). In connection with Optionee's exercise of such Lease Option, Landlord shall agree to terminate the existing ground lease on the Property ("**Existing Ground Lease**") upon such election; and Improvements Owner, as the current tenant under the Existing Ground Lease, shall agree to such termination and to relinquish its rights and interests under the Existing Ground Lease upon such election.
2. **Grant of Option to Purchase.** In consideration of Improvements Owner's receipt of \$10.00 from Optionee (which is hereby acknowledged), Improvements Owner hereby grants to Optionee the exclusive right and option to purchase the Improvements ("**Improvements Option**", and together with the Lease Option, the "**Options**") at any time after the Effective Date, and continuing until 5:00 p.m. on April 21, 2021 (the "**Improvements Option Expiration Date**").
3. **Ground Lease.** Optionee shall be permitted to assign and encumber its leasehold interest under the Ground Lease to be entered into between Landlord and Optionee, in accordance with the terms of the Ground Lease, as security for debt financing for the Project; however, Landlord shall retain the right to carry out and retain certain capital improvements for use in this and other phases of a related redevelopment project. This Lease Option shall not be recorded; however, the Ground Lease or a memorandum thereof is expected to be recorded or memorialized in the appropriate office of public records, in accordance with the laws of the Commonwealth of Virginia. All costs of transfer and such recordation will be borne by Optionee. The Ground Lease shall be for a term of 99 years. The Ground Lease will be "triple net" lease, with Optionee being responsible for all costs of maintenance and operations.

4. **Purchase Price of Improvements.** This Improvements Option shall not be recorded; however, a further agreement to be entered into between the Improvements Owner and the Optionee, or a memorandum thereof, is expected to be recorded or memorialized in the appropriate office of public records, in accordance with the laws of the Commonwealth of Virginia. All costs of transfer and such recordation will be borne by Optionee. The amount of the Purchase Price (as defined in the further agreement) will be equal to \$5,800,000 (Five-Million-Eight-Hundred Thousand Dollars) payable upon execution of the such agreement in cash or by promissory note bearing interest at the applicable federal rate.
5. **Application of Consideration to Ground Rent and to Purchase Price.** If Optionee elects to lease the Property under the terms and conditions of this Agreement, the consideration paid for the Lease Option will not be applied to the ground rent. If Optionee elects to purchase the Improvements under the terms and conditions of this Agreement, the consideration paid for the Improvements Option will not be applied to the purchase price.
6. **Exercise of Options.** Optionee may exercise the Lease Option by giving Landlord written notice, signed by Optionee, on or before the Lease Option Expiration Date. Optionee may exercise the Improvements Option by giving Improvements Owner written notice, signed by Optionee, on or before the Improvements Options Expiration Date.
7. **Proof of Title.** Landlord will, at Optionee's expense, furnish Optionee a policy of title insurance, written by a title insurer acceptable to Optionee, insuring the title to the Property on terms acceptable to Optionee. Improvements Owner will, at Optionee's expense, furnish Optionee a policy of title insurance, written by a title insurer acceptable to Optionee, insuring the title to the Improvements on terms acceptable to Optionee.
8. **Failure to Exercise Options.** If Optionee does not exercise the Lease Option in accordance with its terms and before the Lease Option Expiration Date, the Lease Option and the rights of Optionee will automatically and immediately terminate without notice. In the event Optionee fails to exercise the Lease Option, Landlord will retain the sum paid as consideration for the Lease Option. If Optionee does not exercise the Improvements Option in accordance with its terms and before the Improvements Option Expiration Date, the Improvements Option and the rights of Optionee will automatically and immediately terminate without notice. In the event Optionee fails to exercise the Improvements Option, Landlord will retain the sum paid as consideration for the Improvements Option.
9. **Notices.** All notices provided for in this Agreement will be deemed to have been duly given if and when deposited in the United States mail with proper and sufficient postage affixed, properly addressed to the party for whom intended at the party's address listed above, or when delivered personally to such party.
10. **Binding Effect.** This Agreement will be binding upon and inure only to the benefit of the parties to it.
11. **Marketing.** Landlord shall not market the Property or enter into any contract or option to sell the Property prior to the Lease Option Expiration Date. Improvements Owner shall not market the Improvements or enter into any contract or option to sell the Improvements prior to the Improvements Option Expiration Date.
12. **Contingencies.** Optionee's exercise of the Options is contingent upon the following, without limitation: (a) the Optionee determining the feasibility of the Property and the Improvements for

development, (b) the Optionee obtaining financing for the development of the Property and the Improvements, including an allocation of tax credits from the Virginia Housing Development Authority, and (c) determinations satisfactory to the Optionee that the Property and Improvements and Optionee's development plan meet all applicable governmental requirements, including without limitation any review and approvals that may be required pursuant to the National Environmental Policy Act ("NEPA") and related requirements under 24 CFR Parts 50 or 58, if applicable.


[Signature Page Follows]

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[signature page to Option to Lease and to Purchase]

LANDLORD:

**WESLEY HOUSING DEVELOPMENT CORPORATION
OF NORTHERN VIRGINIA,**
a Virginia non-stock corporation

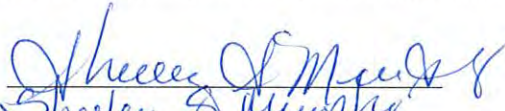
By: 
Name: Shelley S. Murphy
Title: President

[signature page to Option to Lease and to Purchase]

IMPROVEMENTS OWNER:

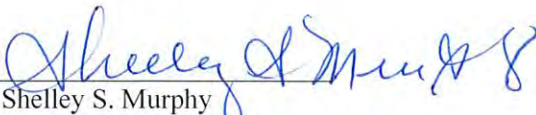
WESLEY WHITEFIELD LIMITED PARTNERSHIP,
a Virginia limited partnership

By: Whitefield Commons, Inc.
a Virginia non-stock corporation, its General Partner

By: 
Name: Shelley S. Murphy
Title: Secretary

and

**WESLEY HOUSING DEVELOPMENT CORPORATION
OF NORTHERN VIRGINIA,**
a Virginia non-stock corporation

By: 
Name: Shelley S. Murphy
Title: President

[signature page to Option to Lease and to Purchase]

OPTIONEE:

THE COMMONS AT WHITEFIELD LLC,
a Virginia limited liability company

By: The Commons at Whitfield MM LLC
a Virginia limited liability company, its Managing Member

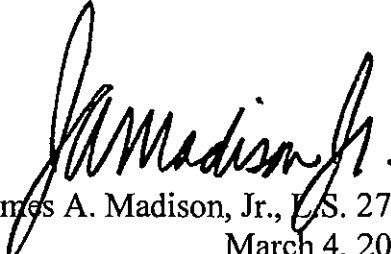
By: Wesley Housing Development Corporation of Northern Virginia
a Virginia non-stock corporation, its Managing Member

By: 
Name: Shelley S. Murphy
Title: President

EXHIBIT A
Property Description

Description of Parcel B, Whitfield Crossing, as recorded in Instrument Number 20190100024127, Arlington County, Virginia:

Beginning at a point in the west right-of-way line of North Thomas Street, said point being the southeast corner of Arlington Oaks Condominiums as recorded in Deed Book 2720 at Page 916; thence with the west right-of-way line of North Thomas Street S 44° 41' 42" E, 491.26 feet to a point; thence S 30° 37' 42" E, 24.27 feet to a point; thence 26.69 feet with the arc of a curve bearing to the right and having a radius of 15.00 feet (tangent length 18.51 feet, chord length 23.31 feet, chord bearing S 20° 20' 48" W) to a point in the north right-of-way line of Arlington Boulevard – Route 50; thence with the north right-of-way line of Arlington Boulevard – Route 50, S 71° 19' 18" W, 150.24 feet to a point; thence with the line of Proposed Parcel B, Whitfield Crossing, N 48° 17' 52" W, 255.82 feet to a point; thence S 46° 28' 18" W, 68.09 feet to a point; thence N 43° 31' 42" W, 207.02 feet to a point in the east line of Arlington Oaks Condominiums; thence with Arlington Oaks Condominiums, N 46° 28' 18" E, 242.03 feet to the point of beginning and containing an area of 99,730 square feet, or 2.2893 acres, more or less.


James A. Madison, Jr., L.S. 2764
March 4, 2020

20-028-001 20 N THOMAS ST ARLINGTON VA 22203
(Inactive)

General Information

Owner WESLEY WHITEFIELD LP %WESLEY HOUSING DEV CORP/SH		Legal Description CATHCART 2.45708 AC 107040 SQ FT	
Mailing Address 5515 CHEROKEE AVE #204 ALEXANDRIA VA 22313		Trade Name WHITEFIELD COMMONS	
Year Built N/A	Units N/A	EU# N/A	
Property Class Code 311-Apartment - Garden	Zoning R15-30T/RA8-18	Lot Size 107040	
Neighborhood# 870000	Map Book/Page 063-10	Polygon 20028001	
Site Plan N/A	Rezoning N/A	Tax Exempt No	

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2019	01- Annual	\$5,956,800	\$1,563,300	\$7,520,100
1/1/2018	01- Annual	\$5,956,800	\$1,653,900	\$7,610,700
8/1/2017	05- Review	\$5,956,800	\$1,008,800	\$6,965,600
1/1/2017	01- Annual	\$5,956,800	\$1,396,300	\$7,353,100
1/1/2016	01- Annual	\$5,673,100	\$1,226,900	\$6,900,000
1/1/2015	01- Annual	\$5,352,000	\$1,934,400	\$7,286,400
1/1/2014	01- Annual	\$4,816,800	\$1,615,700	\$6,432,500
1/1/2013	01- Annual	\$4,816,800	\$1,407,500	\$6,224,300
1/1/2012	01- Annual	\$4,816,800	\$2,573,700	\$7,390,500
1/1/2011	01- Annual	\$5,213,600	\$573,100	\$5,786,700

20-028-001 20 N THOMAS ST ARLINGTON VA 22203
(Inactive)

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
WESLEY WHITEFIELD LP	11/14/2003	\$3,606,151		3625/0324	
WESLEY HOUSING DEV CORP	6/6/1984	\$0	5-Not Market Sale	2139/0064	
WESLEY HOUSING DEV CORP	6/6/1984	\$0	5-Not Market Sale	2139/0037	

Neighborhood 870000 Sales between 7/1/2017 and 12/31/2020

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
09-066-016	1118 N KENILWORTH ST	12/30/2019	\$1,350,000		/	20200100000078
09-039-001	5741 WASHINGTON BLVD	12/30/2019	\$1,650,000		/	20200100000075
20-013-002	501 N PARK DR	12/19/2019	\$0	7-Partial Interest	/	20200100001805
20-028-088	N TRENTON ST	12/18/2019	\$0	D-Resub/Declaration	/	20190100024127
20-028-089	N TRENTON ST	12/18/2019	\$0	D-Resub/Declaration	/	20190100024127
18-003-533	2200 12th CT N	12/12/2019	\$120,000,000		/	20190100023980
18-052-007	2807 N PERSHING DR	12/3/2019	\$910,000		/	20190100023027
17-033-253	1325 N PIERCE ST	10/11/2019	\$8,600,000		/	20190100019525
07-012-011	2055 N VERMONT ST	9/30/2019	\$6,250,000		/	20190100018033
15-021-007	2400 LEE HWY	7/31/2019	\$2,000,000		/	20190100013697
18-043-007	7th ST N	7/24/2019	\$640,000	4-Multiple RPCs, Not A Coded S	/	20190100013466
32-007-022	1036 S HIGHLAND ST	7/9/2019	\$0	F-Multiple RPCs Not Market Sal	/	20190100012122
32-007-167	1106 S HIGHLAND ST	7/9/2019	\$0	F-Multiple RPCs Not Market Sal	/	20190100012122
32-007-168	1100 S HIGHLAND ST	7/9/2019	\$0	F-Multiple RPCs Not Market Sal	/	20190100012122
06-001-005	4320 OLD DOMINION DR	6/26/2019	\$71,000,000	4-Multiple RPCs, Not A Coded S	/	20190100011154
06-001-006	4300 OLD DOMINION DR	6/26/2019	\$71,000,000	4-Multiple RPCs, Not A Coded S	/	20190100011154
15-078-006	3251 WASHINGTON BLVD	5/9/2019	\$0	D-Resub/Declaration	/	20190100007834
15-078-024	3275 WASHINGTON BLVD	5/9/2019	\$0	D-Resub/Declaration	/	20190100007834
15-078-026	1227 N IVY ST	5/9/2019	\$0	D-Resub/Declaration	/	20190100007835
15-004-034	2001 N ADAMS ST	5/2/2019	\$0	5-Not Market Sale	/	20190100007646
06-001-034	N TAYLOR ST	4/26/2019	\$20,000	L-Land Sale	/	20190100016744
16-038-019	1881 N MOORE ST	4/17/2019	\$0	A-Correction Deed	/	20190100006292
16-038-019	1881 N MOORE ST	4/17/2019	\$0	A-Correction Deed	/	20190100006291
16-034-392	1615 18th ST N	4/11/2019	\$0	D-Resub/Declaration	/	20190100005889
16-034-393	1615 18th ST N	4/11/2019	\$0	D-Resub/Declaration	/	20190100005889
16-034-394	1615 18th ST N	4/11/2019	\$0	D-Resub/Declaration	/	20190100005889
16-034-395	1615 18th ST N	4/11/2019	\$0	D-Resub/Declaration	/	20190100005889
16-034-396	1615 18th ST N	4/11/2019	\$0	D-Resub/Declaration	/	20190100005889
16-034-397	1615 18th ST N	4/11/2019	\$0	D-Resub/Declaration	/	20190100005889
16-034-392	1615 18th ST N	4/9/2019	\$5,900,000	4-Multiple RPCs, Not A Coded S	/	20190100005891
16-034-393	1615 18th ST N	4/9/2019	\$5,900,000	F-Multiple RPCs Not Market Sal	/	20190100005891
16-034-394	1615 18th ST N	4/9/2019	\$5,900,000	F-Multiple RPCs Not Market Sal	/	20190100005891
16-034-395	1615 18th ST N	4/9/2019	\$0	F-Multiple RPCs Not Market Sal	/	20190100005891

Print Disclaimer Acceptance: The party who printed this document accepted the property search site disclaimers located at <http://propertysearch.arlingtonva.us>

20-028-001 20 N THOMAS ST ARLINGTON VA 22203

(Inactive)

16-034-396	1615 18th ST N	4/9/2019	\$0	F-Multiple RPCs Not Market Sal	/	20190100005891
05-056-017	2131 N MONROE ST	3/13/2019	\$0	5-Not Market Sale	/	20190100004955
09-065-007	1124 N KENNEBEC ST	3/8/2019	\$1,560,000		/	20190100004041
09-066-014	1210 N KENILWORTH ST	2/1/2019	\$1,775,000		/	20190100002067
17-006-001	1550 CLARENDON BLVD	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
17-006-002	16th RD N	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
17-006-003	1558 CLARENDON BLVD	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
17-006-004	1550 CLARENDON BLVD	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
17-006-005	1542 CLARENDON BLVD	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
17-006-006	CLARENDON BLVD	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
17-006-007	1555 16th RD N	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
09-064-001	5721 11th ST N	12/28/2018	\$1,480,000		/	20190100000270
09-066-018	1100 N KENILWORTH ST	12/28/2018	\$1,300,000		/	20190100000267
20-012-360	4300 N CARLIN SPRINGS RD	12/13/2018	\$22,300,000		/	20180100021902
17-034-003	1200 N ROLFE ST	12/7/2018	\$29,675,000		/	20180100021168
09-070-003	5714 11th ST N	11/19/2018	\$1,500,000		/	20180100020186
15-004-034	2001 N ADAMS ST	10/19/2018	\$26,826,930	7-Partial Interest	/	20180100018329
15-004-034	2001 N ADAMS ST	10/19/2018	\$21,323,896	7-Partial Interest	/	20180100018328
15-004-034	2001 N ADAMS ST	10/19/2018	\$6,349,174	7-Partial Interest	/	20180100018327
09-070-007	5713 10th RD N 101	10/11/2018	\$3,200,000	4-Multiple RPCs, Not A Coded S	/	20180100017721
09-070-008	5713 10th RD N 113	10/11/2018	\$3,200,000	4-Multiple RPCs, Not A Coded S	/	20180100017721
16-028-005	1700 N UHLE ST	10/5/2018	\$0	A-Correction Deed	/	20180100017409
15-075-007	1126 N HUDSON ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-008	N IRVING ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-011	1229 N IRVING ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-012	1237 N IRVING ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-013	1220 N HUDSON ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-014	N HUDSON ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-016	N HUDSON ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-017	1125 N IRVING ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-018	1205 N IRVING ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-019	1123 N IRVING ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-020	1200 N HUDSON ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
13-018-058	660 N GLEBE RD	9/27/2018	\$90,000,000		/	20180100017242
09-066-017	1110 N KENILWORTH ST	9/21/2018	\$1,280,000		/	20180100016694

20-028-001 20 N THOMAS ST ARLINGTON VA 22203

(Inactive)

18-052-007	2807 N PERSHING DR	8/17/2018	\$0	5-Not Market Sale	/	20180100015905
14-042-574	3835 FAIRFAX DR	8/10/2018	\$169,000,000		/	20180100014401
35-004-017	1200 S FERN ST	6/29/2018	\$0	A-Correction Deed	/	20180100011137
20-032-073	200 N PIEDMONT ST	6/12/2018	\$0	D-Resub/Declaration	/	20180100009872
13-018-058	660 N GLEBE RD	4/25/2018	\$0	D-Resub/Declaration	/	20180100006704
16-014-059	1501 KEY BLVD	4/12/2018	\$1,300,000		/	20180100006095
13-018-009	660 N GLEBE RD	4/5/2018	\$0	D-Resub/Declaration	/	20180100005515
15-004-034	2001 N ADAMS ST	3/14/2018	\$0	7-Partial Interest	/	20180100004076
15-004-034	2001 N ADAMS ST	3/7/2018	\$0	7-Partial Interest	/	20180100003688
15-075-013	1220 N HUDSON ST	2/14/2018	\$2,500,000		/	20180100003942
08-010-024	2122 N CAMERON ST	1/5/2018	\$1,300,000		/	20180100000482
05-056-017	2131 N MONROE ST	1/1/2018	\$0	2-Sale or Gift to Relative	/	20180100020310
09-062-002	1111 N KENSINGTON ST	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-062-006	1209 N KENSINGTON ST	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-064-002	5716 11th RD N	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-070-004	5708 11th ST N	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-070-005	5700 11th ST N	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-039-016	5705 WASHINGTON BLVD	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-039-017	5711 WASHINGTON BLVD	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-039-018	5717 WASHINGTON BLVD	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
16-038-019	1881 N MOORE ST	11/17/2017	\$0	D-Resub/Declaration	/	20180100003399
17-033-015	1245 N PIERCE ST	10/6/2017	\$2,400,000	L-Land Sale	/	20170100020903
14-032-005	3601 FAIRFAX DR	9/19/2017	\$0	A-Correction Deed	/	20170100020753
18-084-003	2525 10th ST N	8/31/2017	\$0	W-Will / R.O.S/L O H	/	20170100011782
13-027-044	750 N GLEBE RD	7/10/2017	\$0	D-Resub/Declaration	/	20170100015058

Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B0403676	3/26/2015	CTBO	\$300,000
B0403677	3/26/2015	CTBO	\$300,000
B0403678	3/26/2015	CTBO	\$300,000
B0403679	3/26/2015	CTBO	\$300,000
B0403680	3/26/2015	CTBO	\$300,000
B0403681	3/26/2015	CTBO	\$300,000
B0403682	3/26/2015	CTBO	\$300,000
B0403683	3/26/2015	CTBO	\$300,000
B0403684	3/26/2015	CTBO	\$300,000
B0403685	3/26/2015	CTBO	\$300,000

Note: Permits are issued and tracked by the Community Planning, Housing & Development Department. The permits reflected above are considered in the property's assessment. *Cost Estimates are provided by the permit applicants.

20-028-001 20 N THOMAS ST ARLINGTON VA 22203

(Inactive)

Tax Balance Information

Year	Assessment	Blended Tax Rate	Tax Levied	Total Payment Due	1st Install		2nd Install	
					Due	Status	Due	Status
2019	\$7,520,100	\$1.1510	\$77,156.20	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install		Tax	Penalty	Interest	Fees	Total	Due date 6/15/2019	
Levy	\$38,578.10	\$0.00	\$0.00	\$0.00	\$0.00	\$38,578.10		
Payment	-\$38,578.10	\$0.00	\$0.00	\$0.00	\$0.00	-\$38,578.10		
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2nd Install		Tax	Penalty	Interest	Fees	Total	Due date 10/5/2019	
Levy	\$38,578.10	\$0.00	\$0.00	\$0.00	\$0.00	\$38,578.10		
Payment	-\$38,578.10	\$0.00	\$0.00	\$0.00	\$0.00	-\$38,578.10		
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2018	\$7,610,700	\$1.1310	\$76,563.62	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install		Tax	Penalty	Interest	Fees	Total	Due date 6/15/2018	
Levy	\$38,281.81	\$0.00	\$0.00	\$0.00	\$0.00	\$38,281.81		
Payment	-\$38,281.81	\$0.00	\$0.00	\$0.00	\$0.00	-\$38,281.81		
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2nd Install		Tax	Penalty	Interest	Fees	Total	Due date 10/5/2018	
Levy	\$38,281.81	\$0.00	\$0.00	\$0.00	\$0.00	\$38,281.81		
Payment	-\$38,281.81	\$0.00	\$0.00	\$0.00	\$0.00	-\$38,281.81		
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2017	\$6,965,600	\$1.1310	\$73,972.18	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install		Tax	Penalty	Interest	Fees	Total	Due date 6/15/2017	
Levy	\$36,986.09	\$0.00	\$0.00	\$0.00	\$0.00	\$36,986.09		
Payment	-\$35,036.96	\$0.00	\$0.00	\$0.00	\$0.00	-\$35,036.96		
Adjustment	-\$1,949.13	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,949.13		
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2nd Install		Tax	Penalty	Interest	Fees	Total	Due date 10/5/2017	
Levy	\$36,986.09	\$0.00	\$0.00	\$0.00	\$0.00	\$36,986.09		
Payment	-\$35,036.96	\$0.00	\$0.00	\$0.00	\$0.00	-\$35,036.96		
Adjustment	-\$1,949.13	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,949.13		
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2016	\$6,900,000	\$1.1160	\$68,379.00	\$0.00	\$0.00	Paid	\$0.00	Paid
1st Install		Tax	Penalty	Interest	Fees	Total	Due date 6/15/2016	
Levy	\$34,189.50	\$0.00	\$0.00	\$0.00	\$0.00	\$34,189.50		
Payment	-\$34,189.50	\$0.00	\$0.00	\$0.00	\$0.00	-\$34,189.50		
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2nd Install		Tax	Penalty	Interest	Fees	Total	Due date	

20-028-001 20 N THOMAS ST ARLINGTON VA 22203

1st Install	Tax	Penalty	(Inactive) Interest	Fees	Total	10/5/2016
Levy	\$34,189.50	\$0.00	\$0.00	\$0.00	\$34,189.50	
Payment	-\$34,189.50	\$0.00	\$0.00	\$0.00	-\$34,189.50	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2015 \$7,286,400 \$1.1210 \$72,572.52 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2015
Levy	\$36,286.26	\$0.00	\$0.00	\$0.00	\$36,286.26	
Payment	-\$36,286.26	\$0.00	\$0.00	\$0.00	-\$36,286.26	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2015
Levy	\$36,286.26	\$0.00	\$0.00	\$0.00	\$36,286.26	
Payment	-\$36,286.26	\$0.00	\$0.00	\$0.00	-\$36,286.26	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2014 \$6,432,500 \$1.1210 \$64,067.68 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2014
Levy	\$32,033.84	\$0.00	\$0.00	\$0.00	\$32,033.84	
Payment	-\$32,033.84	\$0.00	\$0.00	\$0.00	-\$32,033.84	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2014
Levy	\$32,033.84	\$0.00	\$0.00	\$0.00	\$32,033.84	
Payment	-\$32,033.84	\$0.00	\$0.00	\$0.00	-\$32,033.84	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2013 \$6,224,300 \$1.1310 \$62,616.42 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2013
Levy	\$31,308.21	\$0.00	\$0.00	\$0.00	\$31,308.21	
Payment	-\$31,308.21	\$0.00	\$0.00	\$0.00	-\$31,308.21	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2013
Levy	\$31,308.21	\$0.00	\$0.00	\$0.00	\$31,308.21	
Payment	-\$31,308.21	\$0.00	\$0.00	\$0.00	-\$31,308.21	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2012 \$7,390,500 \$1.0960 \$71,761.74 \$0.00 \$0.00 Paid \$0.00 Paid

1st Install	Tax	Penalty	Interest	Fees	Total	Due date 6/15/2012
Levy	\$35,880.87	\$0.00	\$0.00	\$0.00	\$35,880.87	
Payment	-\$35,880.87	\$0.00	\$0.00	\$0.00	-\$35,880.87	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

2nd Install	Tax	Penalty	Interest	Fees	Total	Due date 10/5/2012
Levy	\$35,880.87	\$0.00	\$0.00	\$0.00	\$35,880.87	
Payment	-\$35,880.87	\$0.00	\$0.00	\$0.00	-\$35,880.87	
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

20-028-001 20 N THOMAS ST ARLINGTON VA 22203

(Inactive)

Year	Assessed Value	Exemption	Net Value	Interest	Fees	Taxes	Due Date	Status																												
2011	\$5,786,700	\$1,0830	\$55,436.56	\$0.00	\$0.00	Paid \$0.00		Paid																												
<table border="1"> <thead> <tr> <th>1st Install</th> <th>Tax</th> <th>Penalty</th> <th>Interest</th> <th>Fees</th> <th>Total</th> <th>Due date</th> </tr> </thead> <tbody> <tr> <td>Levy</td> <td>\$27,718.28</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$27,718.28</td> <td>6/15/2011</td> </tr> <tr> <td>Payment</td> <td>-\$27,718.28</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>-\$27,718.28</td> <td></td> </tr> <tr> <td>Due</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td></td> </tr> </tbody> </table>									1st Install	Tax	Penalty	Interest	Fees	Total	Due date	Levy	\$27,718.28	\$0.00	\$0.00	\$0.00	\$27,718.28	6/15/2011	Payment	-\$27,718.28	\$0.00	\$0.00	\$0.00	-\$27,718.28		Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
1st Install	Tax	Penalty	Interest	Fees	Total	Due date																														
Levy	\$27,718.28	\$0.00	\$0.00	\$0.00	\$27,718.28	6/15/2011																														
Payment	-\$27,718.28	\$0.00	\$0.00	\$0.00	-\$27,718.28																															
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Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																															
2010	\$5,322,800	\$1,0830	\$50,992.42	\$0.00	\$0.00	Paid \$0.00		Paid																												
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Levy	\$25,496.21	\$0.00	\$0.00	\$0.00	\$25,496.21	10/5/2010																														
Payment	-\$25,496.21	\$0.00	\$0.00	\$0.00	-\$25,496.21																															
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																															
2009	\$5,950,000	\$1,0000	\$0.00	\$0.00	N/A	N/A																														
2008	\$6,265,400	\$0,9730	\$53,130.58	\$0.00	\$0.00	Paid \$0.00		Paid																												
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1st Install	Tax	Penalty	Interest	Fees	Total	Due date																														
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2nd Install	Tax	Penalty	Interest	Fees	Total	Due date																														
Levy	\$26,565.29	\$0.00	\$0.00	\$0.00	\$26,565.29	10/6/2008																														
Payment	-\$26,565.29	\$0.00	\$0.00	\$0.00	-\$26,565.29																															
Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00																															

General Information

Owner WESLEY HOUSING %WESLEY HOUSING DEV CORP/SH		Legal Description PARCEL B WHITEFIELD CROSSING 99,730 SQ FT	
Mailing Address 5515 CHEROKEE AVE #200 ALEXANDRIA VA 22313		Trade Name WHITEFIELD CROSSING	
Year Built 1942	Units N/A	EU# N/A	
Property Class Code 311-Apartment - Garden	Zoning R15-30T/R15-30T/R15-30T/RA8-18/RA8-18/RA8-18	Lot Size 99730	
Neighborhood# 870000	Map Book/Page 063-10	Polygon 20028001	
Site Plan N/A	Rezoning N/A	Tax Exempt No	

Assessment History

Effective Date	Change Reason	Land Value	Improvement Value	Total Value
1/1/2020	01- Annual	\$5,550,000	\$3,324,600	\$8,874,600

Property Sales History

Grantee	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
WESLEY HOUSING	12/18/2019	\$0	D-Resub/Declaration	/	20190100024127

Neighborhood 870000 Sales between 7/1/2017 and 12/31/2020

RPC	Address	Sales Date	Sales Price	Sales Code	Deed Book / Page #	Deed Doc ID#
20-012-009	525 N THOMAS ST	2/6/2020	\$900,000		/	20200100003020
09-066-016	1118 N KENILWORTH ST	12/30/2019	\$1,350,000		/	20200100000078
09-039-001	5741 WASHINGTON BLVD	12/30/2019	\$1,650,000		/	20200100000075
20-013-002	501 N PARK DR	12/19/2019	\$0	7-Partial Interest	/	20200100001805
20-028-088	N TRENTON ST	12/18/2019	\$0	D-Resub/Declaration	/	20190100024127
20-028-089	N TRENTON ST	12/18/2019	\$0	D-Resub/Declaration	/	20190100024127
18-003-533	2200 12th CT N	12/12/2019	\$120,000,000		/	20190100023980
18-052-007	2807 N PERSHING DR	12/3/2019	\$910,000		/	20190100023027
17-033-253	1325 N PIERCE ST	10/11/2019	\$8,600,000		/	20190100019525
07-012-011	2055 N VERMONT ST	9/30/2019	\$6,250,000		/	20190100018033
15-021-007	2400 LEE HWY	7/31/2019	\$2,000,000		/	20190100013697
18-043-007	7th ST N	7/24/2019	\$640,000	4-Multiple RPCs, Not A Coded S	/	20190100013466
32-007-022	1036 S HIGHLAND ST	7/9/2019	\$0	F-Multiple RPCs Not Market Sal	/	20190100012122
32-007-167	1106 S HIGHLAND ST	7/9/2019	\$0	F-Multiple RPCs Not Market Sal	/	20190100012122
32-007-168	1100 S HIGHLAND ST	7/9/2019	\$0	F-Multiple RPCs Not Market Sal	/	20190100012122
06-001-005	4320 OLD DOMINION DR	6/26/2019	\$71,000,000	4-Multiple RPCs, Not A Coded S	/	20190100011154
06-001-006	4300 OLD DOMINION DR	6/26/2019	\$71,000,000	4-Multiple RPCs, Not A Coded S	/	20190100011154
15-078-006	3251 WASHINGTON BLVD	5/9/2019	\$0	D-Resub/Declaration	/	20190100007834
15-078-024	3275 WASHINGTON BLVD	5/9/2019	\$0	D-Resub/Declaration	/	20190100007834
15-078-026	1227 N IVY ST	5/9/2019	\$0	D-Resub/Declaration	/	20190100007835
15-004-034	2001 N ADAMS ST	5/2/2019	\$0	5-Not Market Sale	/	20190100007646
06-001-034	N TAYLOR ST	4/26/2019	\$20,000	L-Land Sale	/	20190100016744
16-038-019	1881 N MOORE ST	4/17/2019	\$0	A-Correction Deed	/	20190100006292
16-038-019	1881 N MOORE ST	4/17/2019	\$0	A-Correction Deed	/	20190100006291
16-034-392	1615 18th ST N	4/11/2019	\$0	D-Resub/Declaration	/	20190100005889
16-034-393	1615 18th ST N	4/11/2019	\$0	D-Resub/Declaration	/	20190100005889
16-034-394	1615 18th ST N	4/11/2019	\$0	D-Resub/Declaration	/	20190100005889
16-034-395	1615 18th ST N	4/11/2019	\$0	D-Resub/Declaration	/	20190100005889
16-034-396	1615 18th ST N	4/11/2019	\$0	D-Resub/Declaration	/	20190100005889
16-034-397	1615 18th ST N	4/11/2019	\$0	D-Resub/Declaration	/	20190100005889
16-034-392	1615 18th ST N	4/9/2019	\$5,900,000	4-Multiple RPCs, Not A Coded S	/	20190100005891
16-034-393	1615 18th ST N	4/9/2019	\$5,900,000	F-Multiple RPCs Not Market Sal	/	20190100005891
16-034-394	1615 18th ST N	4/9/2019	\$5,900,000	F-Multiple RPCs Not Market Sal	/	20190100005891
16-034-395	1615 18th ST N	4/9/2019	\$0	F-Multiple RPCs Not Market Sal	/	20190100005891
16-034-396	1615 18th ST N	4/9/2019	\$0	F-Multiple RPCs Not Market Sal	/	20190100005891

20-028-088 N TRENTON ST ARLINGTON VA 22203

10-034-000	1010 1011 ST N	7/9/2019	\$0	Market Sal	/	20190100000091
05-056-017	2131 N MONROE ST	3/13/2019	\$0	5-Not Market Sale	/	20190100004955
09-065-007	1124 N KENNEBEC ST	3/8/2019	\$1,560,000		/	20190100004041
09-066-014	1210 N KENILWORTH ST	2/1/2019	\$1,775,000		/	20190100002067
17-006-001	1550 CLARENDON BLVD	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
17-006-002	16th RD N	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
17-006-003	1558 CLARENDON BLVD	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
17-006-004	1550 CLARENDON BLVD	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
17-006-005	1542 CLARENDON BLVD	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
17-006-006	CLARENDON BLVD	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
17-006-007	1555 16th RD N	1/15/2019	\$70,000,000	4-Multiple RPCs, Not A Coded S	/	20190100000976
09-064-001	5721 11th ST N	12/28/2018	\$1,480,000		/	20190100000270
09-066-018	1100 N KENILWORTH ST	12/28/2018	\$1,300,000		/	20190100000267
20-012-360	4300 N CARLIN SPRINGS RD	12/13/2018	\$22,300,000		/	20180100021902
17-034-003	1200 N ROLFE ST	12/7/2018	\$29,675,000		/	20180100021168
09-070-003	5714 11th ST N	11/19/2018	\$1,500,000		/	20180100020186
15-004-034	2001 N ADAMS ST	10/19/2018	\$26,826,930	7-Partial Interest	/	20180100018329
15-004-034	2001 N ADAMS ST	10/19/2018	\$21,323,896	7-Partial Interest	/	20180100018328
15-004-034	2001 N ADAMS ST	10/19/2018	\$6,349,174	7-Partial Interest	/	20180100018327
09-070-007	5713 10th RD N 101	10/11/2018	\$3,200,000	4-Multiple RPCs, Not A Coded S	/	20180100017721
09-070-008	5713 10th RD N 113	10/11/2018	\$3,200,000	4-Multiple RPCs, Not A Coded S	/	20180100017721
16-028-005	1700 N UHLE ST	10/5/2018	\$0	A-Correction Deed	/	20180100017409
15-075-007	1126 N HUDSON ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-008	N IRVING ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-011	1229 N IRVING ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-012	1237 N IRVING ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-013	1220 N HUDSON ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-014	N HUDSON ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-016	N HUDSON ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-017	1125 N IRVING ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-018	1205 N IRVING ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-019	1123 N IRVING ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
15-075-020	1200 N HUDSON ST	9/28/2018	\$20,382,555	4-Multiple RPCs, Not A Coded S	/	20180100017117
13-018-058	660 N GLEBE RD	9/27/2018	\$90,000,000		/	20180100017242
09-066-017	1110 N KENILWORTH ST	9/21/2018	\$1,280,000		/	20180100016694
18-052-007	2807 N PERSHING DR	8/17/2018	\$0	5-Not Market Sale	/	20180100015905

20-028-088 N TRENTON ST ARLINGTON VA 22203

14-042-574	3835 FAIRFAX DR	8/10/2018	\$169,000,000		/	20180100014401
35-004-017	1200 S FERN ST	6/29/2018	\$0	A-Correction Deed	/	20180100011137
20-032-073	200 N PIEDMONT ST	6/12/2018	\$0	D-Resub/Declaration	/	20180100009872
13-018-058	660 N GLEBE RD	4/25/2018	\$0	D-Resub/Declaration	/	20180100006704
16-014-059	1501 KEY BLVD	4/12/2018	\$1,300,000		/	20180100006095
13-018-009	660 N GLEBE RD	4/5/2018	\$0	D-Resub/Declaration	/	20180100005515
15-004-034	2001 N ADAMS ST	3/14/2018	\$0	7-Partial Interest	/	20180100004076
15-004-034	2001 N ADAMS ST	3/7/2018	\$0	7-Partial Interest	/	20180100003688
15-075-013	1220 N HUDSON ST	2/14/2018	\$2,500,000		/	20180100003942
08-010-024	2122 N CAMERON ST	1/5/2018	\$1,300,000		/	20180100000482
05-056-017	2131 N MONROE ST	1/1/2018	\$0	2-Sale or Gift to Relative	/	20180100020310
09-062-002	1111 N KENSINGTON ST	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-062-006	1209 N KENSINGTON ST	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-064-002	5716 11th RD N	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-070-004	5708 11th ST N	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-070-005	5700 11th ST N	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-039-016	5705 WASHINGTON BLVD	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-039-017	5711 WASHINGTON BLVD	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
09-039-018	5717 WASHINGTON BLVD	12/19/2017	\$9,200,000	4-Multiple RPCs, Not A Coded S	/	20170100025367
16-038-019	1881 N MOORE ST	11/17/2017	\$0	D-Resub/Declaration	/	20180100003399
17-033-015	1245 N PIERCE ST	10/6/2017	\$2,400,000	L-Land Sale	/	20170100020903
14-032-005	3601 FAIRFAX DR	9/19/2017	\$0	A-Correction Deed	/	20170100020753
18-084-003	2525 10th ST N	8/31/2017	\$0	W-Will / R.O.S/L O H	/	20170100011782
13-027-044	750 N GLEBE RD	7/10/2017	\$0	D-Resub/Declaration	/	20170100015058

Permits

Permit #	Project Completion Date	Permit Type	*Cost Estimate
B2000222	--	CTBO	\$1,000

Note: Permits are issued and tracked by the [Community Planning, Housing & Development Department](#). The permits reflected above are considered in the property's assessment. *Cost Estimates are provided by the permit applicants.

F

Third-Party RESNET
Rater Certification
(MANDATORY)



Appendix F
RESNET Rater Certification of Development Plans

I certify that the development's plans and specifications incorporate all items for the required baseline energy performance as indicated in Virginia's Qualified Allocation Plan (QAP). In the event the plans and specifications do not include requirements to meet the QAP baseline energy performance, then those requirements still must be met, even though the application is accepted for credits.

***Please note that this may cause the Application to be ineligible for credits. The Requirements apply to any new, adaptive reuse or rehabilitated development (including those serving elderly and/or physically disabled households).

In addition provide HERS rating documentation as specified in the manual

N/A New Construction - EnergyStar Certification
The development's design meets the criteria for the EnergyStar certification. Rater understands that before issuance of IRS Form 8609, applicant will obtain and provide EnergyStar Certification to VHDA.

TRUE Rehabilitation -30% performance increase over existing, based on HERS Index Or Must evidence a HERS Index of 80 or better
Rater understands that before issuance of IRS Form 8609, rater must provide Certification to VHDA of energy performance.

N/A Adaptive Reuse - Must evidence a HERS Index of 95 or better.
Rater understands that before issuance of IRS Form 8609, rater must provide Certification to VHDA of energy performance.

Additional Optional Certifications

I certify that the development's plans and specifications incorporate all items for the certification as indicated below, and I am a certified verifier of said certification. In the event the plans and specifications do not include requirements to obtain the certification, then those requirements still must be met, even though the application is accepted for credits. Rater understands that before issuance of IRS Form 8609, applicant will obtain and provide Certification to VHDA.

FALSE Earthcraft Certification - The development's design meets the criteria to obtain Viridian's EarthCraft Multifamily program Gold certification or higher

FALSE LEED Certification - The development's design meets the criteria for the U.S. Green Building Council LEED green building certification.

TRUE National Green Building Standard (NGBS) - The development's design meets the criteria for meeting the NGBS Silver or higher standards to obtain certification

FALSE Enterprise Green Communities - The developmen's design meets the criteria for meeting meeting the requirements as stated in the Enterprise Green Communities Criteria for this developments construction type to obtain certification.

***Please Note Raters must have completed 500+ ratings in order to certify this form

Signed: [Signature]

Date: 1/31/20

Printed Name: DJ Soriano

RESNET Rater

Resnet Provider Agency
Pando Alliance


Signature [Signature]

Provider Contact and Phone/Email Thiel Butner, 703-517-4345; thiel@pandoalliance.com



	<i>Existing Conditions</i>	<i>Proposed Design</i>	
Type Description	At as-built stage, HERS Index of worst-case configuration of Unit Type	At design stage, HERS Index of worst-case configuration of Unit Type	Percent improvement from as-built to design stage
1 Bedroom	139	81	42%
2 Bedroom	211	90	57%
3 Bedroom	155	105	32%

I confirm that this information is complete and accurate, and that all project units meet or exceed the assumptions of the dwelling units representing the worst-case configuration of each unique unit type.

Signature	
Name	DJ Soriano
Date	1/31/2020

Home Energy Rating Certificate

Projected Report

Rating Date:
Registry ID: Unregistered
Ekotrope ID: jL9nQprd



HERS® Index Score:

139

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

\$113

*Relative to an average U.S. home

Home:

106 N Thomas Street - Bldg 2, 1st FL Int 1 BR
Arlington, VA 22203

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	15.0	\$438
Cooling	1.4	\$41
Hot Water	6.3	\$184
Lights/Appliances	11.6	\$290
Service Charges		\$334
Generation (e.g. Solar)	0.0	\$0
Total:	34.2	\$1,287

This home meets or exceeds the criteria of the following:

Rating Completed by:

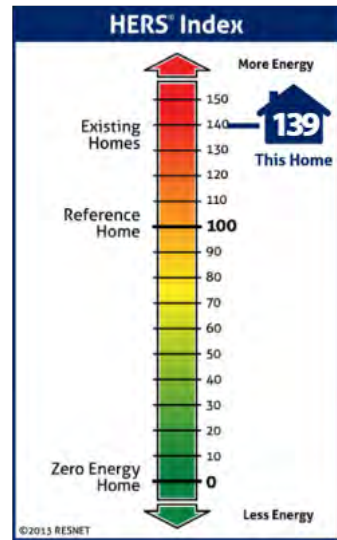
Energy Rater: DJ Soriano
RESNET ID: 1197433

Rating Company: Pando Alliance
3525-K Ellicott Mills Drive, Ellicott City, MD 21043
703-517-4345

Rating Provider: Pando Alliance
3525-K Ellicott Mills Drive, Ellicott City, MD 21043
703-517-4345



DJ Soriano, Certified Energy Rater
Date: 1/31/20 at 3:25 PM



Home Feature Summary:

Home Type:	Apartment, inside unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	619 ft ²
Number of Bedrooms:	1
Primary Heating System:	Air Source Heat Pump • Electric • 7 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 10 SEER
Primary Water Heating:	Water Heater • Electric • 0.92 Energy Factor
House Tightness:	15.8 ACH50
Ventilation:	None
Duct Leakage to Outside:	47 CFM25 / 100 ft ²
Above Grade Walls:	R-1
Ceiling:	Adiabatic, R-1
Window Type:	U-Value: 0.46, SHGC: 0.57
Foundation Walls:	N/A

Home Energy Rating Certificate

Projected Report

Rating Date:
Registry ID: Unregistered
Ekotrope ID: M281RX2



HERS® Index Score:

211

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

-\$486

*Relative to an average U.S. home

Home:

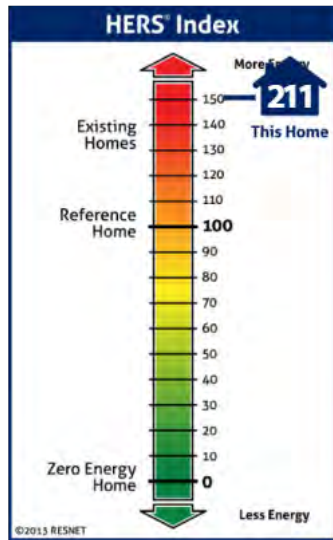
106 N Thomas Street - Bldg 1, Ext 2 BR over Crawl
Arlington, VA 22203

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	42.1	\$1,230
Cooling	3.8	\$112
Hot Water	8.3	\$242
Lights/Appliances	14.0	\$348
Service Charges		\$334
Generation (e.g. Solar)	0.0	\$0
Total:	68.1	\$2,265

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	872 ft ²
Number of Bedrooms:	2
Primary Heating System:	Air Source Heat Pump • Electric • 7 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 10 SEER
Primary Water Heating:	Water Heater • Electric • 0.92 Energy Factor
House Tightness:	15.8 ACH50
Ventilation:	None
Duct Leakage to Outside:	47 CFM25 / 100 ft ²
Above Grade Walls:	R-1
Ceiling:	Adiabatic, R-1
Window Type:	U-Value: 0.46, SHGC: 0.57
Foundation Walls:	N/A

Rating Completed by:

Energy Rater: DJ Soriano
RESNET ID: 1197433

Rating Company: Pando Alliance
3525-K Ellicott Mills Drive, Ellicott City, MD 21043
703-517-4345

Rating Provider: Pando Alliance
3525-K Ellicott Mills Drive, Ellicott City, MD 21043
703-517-4345



DJ Soriano, Certified Energy Rater
Date: 1/31/20 at 3:25 PM

Home Energy Rating Certificate

Projected Report

Rating Date:
Registry ID: Unregistered
Ekotrope ID: 6LAaOYKL



HERS® Index Score:

156

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings

-\$144

*Relative to an average U.S. home

Home:

106 N Thomas Street- Bldg 4, Bsmnt 3 BR
Arlington, VA 22203

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	42.8	\$1,253
Cooling	3.9	\$113
Hot Water	10.1	\$296
Lights/Appliances	18.0	\$456
Service Charges		\$334
Generation (e.g. Solar)	0.0	\$0
Total:	74.8	\$2,452

This home meets or exceeds the criteria of the following:

Rating Completed by:

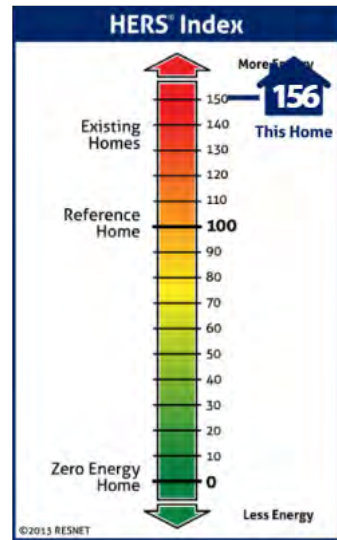
Energy Rater: DJ Soriano
RESNET ID: 1197433

Rating Company: Pando Alliance
3525-K Ellicott Mills Drive, Ellicott City, MD 21043
703-517-4345

Rating Provider: Pando Alliance
3525-K Ellicott Mills Drive, Ellicott City, MD 21043
703-517-4345



DJ Soriano, Certified Energy Rater
Date: 1/31/20 at 3:25 PM



Home Feature Summary:

Home Type:	Apartment, end unit
Model:	N/A
Community:	N/A
Conditioned Floor Area:	1,465 ft ²
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7 HSPF
Primary Cooling System:	Air Source Heat Pump • Electric • 10 SEER
Primary Water Heating:	Water Heater • Electric • 0.92 Energy Factor
House Tightness:	15.8 ACH50
Ventilation:	None
Duct Leakage to Outside:	47 CFM25 / 100 ft ²
Above Grade Walls:	R-1
Ceiling:	Adiabatic, R-0
Window Type:	U-Value: 0.46, SHGC: 0.57
Foundation Walls:	N/A

G

Zoning Certification Letter
(MANDATORY)



Zoning Certification

DATE: March 4, 2020

TO: Virginia Housing Development Authority
601 South Belvidere Street
Richmond, Virginia 23220
Attention: JD Bondurant

RE: ZONING CERTIFICATION

Name of Development: Whitefield Commons

Name of Owner/Applicant: The Commons at Whitefield LLC

Name of Seller/Current Owner: Wesley Whitefield Limited Partnership

The above-referenced Owner/Applicant has asked this office to complete this form letter regarding the zoning of the proposed Development (more fully described below). This certification is rendered solely for the purpose of confirming proper zoning for the site of the Development. It is understood that this letter will be used by the Virginia Housing Development Authority solely for the purpose of determining whether the Development qualifies for points available under VHDA's Qualified Allocation Plan for housing tax credits.

DEVELOPMENT DESCRIPTION:

Development Address:

20-22 North Thomas Street, Arlington, VA 22203; 100-104 North Thomas Street, Arlington, VA 22203;
106-110 North Thomas Street, Arlington, VA 22203; and 200-204 North Thomas Street, Arlington, VA 2203

Legal Description:

See Legal Description Attached.

<input type="checkbox"/>	New Construction:	<u> </u>	# Units	<u> </u>	# Buildings	<u> </u>	Approx. Total Floor Area Sq. Ft.
<input type="checkbox"/>	Adaptive Reuse:	<u> </u>	# Units	<u> </u>	# Buildings	<u> </u>	Approx. Total Floor Area Sq. Ft.
<input checked="" type="checkbox"/>	Rehabilitation:	<u>68</u>	# Units	<u>4</u>	# Buildings	<u>66,751.81</u>	Approx. Total Floor Area Sq. Ft.

Zoning Certification, cont'd

Current Zoning: RA8-18 allowing a density of 36 units per acre, and the following other applicable conditions: The property is subject to special exception site plan #446 (SP#446), approved by the Arlington County Board on April 21, 2018.

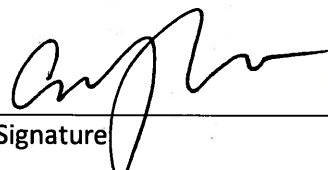
Other Descriptive Information:

Whitefield Commons is an existing 63 unit, 4-building multifamily complex in the Buckingham area of Arlington. The project has zoning approval to add 5 additional units, per Site Plan #446.

LOCAL CERTIFICATION:

Check one of the following as appropriate:

- The zoning for the proposed development described above is proper for the proposed residential development. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.
- The development described above is an approved non-conforming use. To the best of my knowledge, there are presently no zoning violations outstanding on this property. No further zoning approvals and/or special use permits are required.



Signature

Arlova J. Vonhm

Printed Name

Zoning Administrator

Title of Local Official or Civil Engineer

703-228-3883

Phone:

3/04/2020

Date:

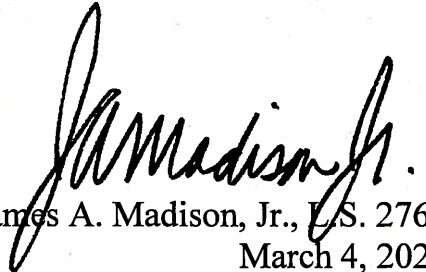
NOTES TO LOCALITY:

1. Return this certification to the developer for inclusion in the tax credit application package.
2. Any change in this form may result in disqualification of the application.
3. If you have any questions, please call the Tax Credit Allocation Department at (804) 343-5518.



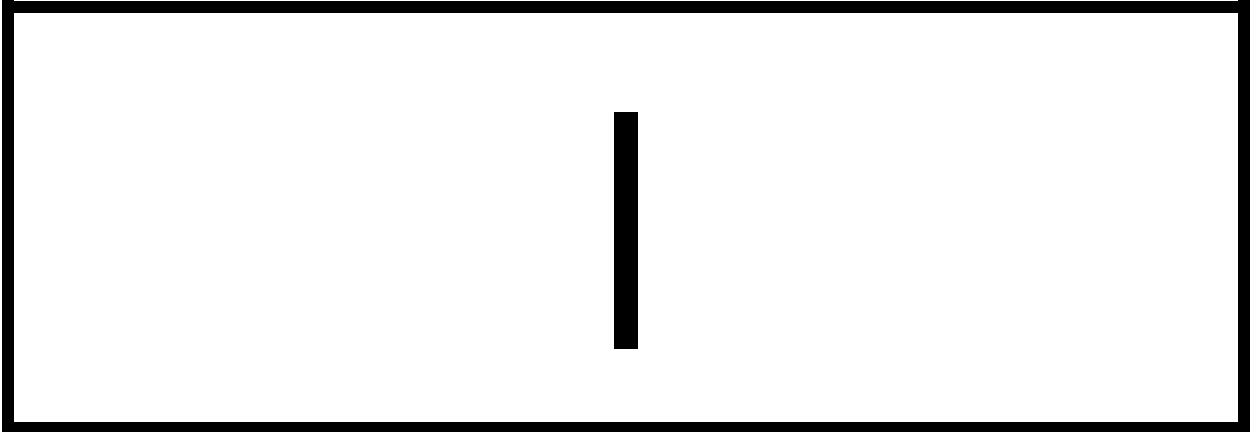
Description of Parcel B, Whitfield Crossing, as recorded in Instrument Number 20190100024127, Arlington County, Virginia:

Beginning at a point in the west right-of-way line of North Thomas Street, said point being the southeast corner of Arlington Oaks Condominiums as recorded in Deed Book 2720 at Page 916; thence with the west right-of-way line of North Thomas Street S 44° 41' 42" E, 491.26 feet to a point; thence S 30° 37' 42" E, 24.27 feet to a point; thence 26.69 feet with the arc of a curve bearing to the right and having a radius of 15.00 feet (tangent length 18.51 feet, chord length 23.31 feet, chord bearing S 20° 20' 48" W) to a point in the north right-of-way line of Arlington Boulevard – Route 50; thence with the north right-of-way line of Arlington Boulevard – Route 50, S 71° 19' 18" W, 150.24 feet to a point; thence with the line of Proposed Parcel B, Whitfield Crossing, N 48° 17' 52" W, 255.82 feet to a point; thence S 46° 28' 18" W, 68.09 feet to a point; thence N 43° 31' 42" W, 207.02 feet to a point in the east line of Arlington Oaks Condominiums; thence with Arlington Oaks Condominiums, N 46° 28' 18" E, 242.03 feet to the point of beginning and containing an area of 99,730 square feet, or 2.2893 acres, more or less.


James A. Madison, Jr., L.S. 2764
March 4, 2020

H

Attorney's Opinion
(MANDATORY)



Nonprofit Questionnaire

(MANDATORY for points or pool)



Non-profit Questionnaire

Part II, 13VAC10-180-60, of the Qualified Allocation Plan (the "Plan") of the Virginia Housing Development Authority (the "Authority") for the allocation of federal low income housing tax credits ("Credits") available under §42 of the Internal Revenue Code, as amended (the "Code") establishes certain requirements for receiving credits from the non-profit pool established under the Plan and assigning points for participation of a non-profit organization in the development of qualified low-income housing.

Answers to the following questions will be used by the Authority in its evaluation of whether or not an applicant meets such requirements. **Attach additional sheets as necessary to complete each question.**

1. General Information

- a. Name of development: Whitefield Commons
- b. Name of owner/applicant: The Commons at Whitefield LLC
- c. Name of non-profit entity: Wesley Housing Development Corporation of Northern Virginia
- d. Address of principal place of business of non-profit entity:
5515 Cherokee Avenue, Suite 200, Alexandria, VA 22312

Indicate funding sources and amount used to pay for office space:

Fees from development activities and property management, contracts with local government, and donations from organizations and individuals. Rent is \$12,592 monthly.

- e. Tax exempt status: 501(c)(3) 501(c)(4) 501(a)
- f. Date of legal formation of non-profit (must be prior to application deadline); December 10, 1974
evidenced by the following documentation:
Certificate of Good Standing

- g. Date of IRS 501(c)(3) or 501(c)(4) determination letter (must be prior to application deadline and copy must be attached):
September 12, 1975
- h. Describe exempt purposes (must include the fostering of low-income housing in its articles of incorporation):
To provide, on a nonprofit basis, housing for low- and moderate income individuals and families (i) pursuant to applicable laws, including without limitation relevant sections of the National Housing Act, or the Virginia Housing Development Authority Act, in either case as amended from time to time, or any successor statute or other applicable financing program which may, from time to time, be enacted or implemented or (ii) in such other manner as the Board may direct.
- i. Expected life (in years) of non-profit:
99 years.

Non-profit Questionnaire, cont'd

- j. Explain the anticipated future activities of the non-profit over the next five years:
WHDC will continue to develop and operate affordable housing for low- and moderate income residents of Northern Virginia and the District of Columbia as well as provide educational and social services to residents, including those with special needs such as the elderly and individuals living with chronic disease or disability.
- k. How many full time, paid staff members does the non-profit and, if applicable, any other non-profit organization(s) ("related non-profit(s)") of which the non-profit is a subsidiary or to which the non-profit is otherwise related have (i.e. by shared directors, staff, etc.)?
87 How many part time, paid staff members? 3
- Describe the duties of all staff members:
Staff members are responsible for the acquisition and development of housing as well as associated functions of financial management, fundraising, administration, asset management, volunteer recruitment and coordination, and resident services management for the organization.
- l. Does the non-profit share staff with any other entity besides a related non-profit described above?
 Yes No If yes, explain in detail:
- m. How many volunteers does the non-profit and, if applicable, any related non-profit have?
In 2018, 287 individuals gave more than 11,900 hours of their time to Wesley Housing.
- n. What are the sources and manner of funding of the non-profit? (You must disclose all financial and/ or the arrangements with any individual(s) or for profit entity, including anyone or any entity related, directly, indirectly, to the Owner of the Development)
The organization receives fees for real estate development and property management activities. The organization receives support from local governments in form of contracts for services and donations from corporations, banks, foundations religious organizations and individuals. In addition, there are special events that generate contributions toward the organization's activities.
- o. List all directors of the non-profit, their occupations, their length of service on the board, and their residential addresses:
See attached board roster

2. Non-profit Formation

- a. Explain in detail the genesis of the formation of the non-profit:
WHDC was formed in response to an appeal from the Alexandria and Arlington Districts of the United Methodist Church to address the growing need for affordable housing in Northern Virginia. United Methodist congregations continue to provide significant support (financial and otherwise) for the organization.

Non-profit Questionnaire, cont'd

- b. Is the non-profit, or has it ever been, affiliated with or controlled by a for-profit entity or local housing authority?

Yes No If yes, explain in detail:

- c. Has any for profit organization or local housing authority (including the Owner of the Development, joint venture partner, or any individual or entity directly or indirectly related to such Owner) appointed any directors to the governing board of the non-profit?

Yes No If yes, explain:

- d. Does any for-profit organization or local housing authority have the right to make such appointments?

Yes No If yes, explain:

- e. Does any for profit organization or local housing authority have any other affiliation with the non-profit or have any other relationship with the non-profit in which it exercises or has the right to exercise any other type of control?

Yes No, If yes, explain:

- f. Was the non-profit formed by any individual(s) or for profit entity for the principal purpose of being included in the non-profit Pool or receiving points for non-profit participation under the Plan?

Yes No

- g. Explain in detail the past experience of the non-profit including, if applicable, the past experience of any other related non-profit of which the non-profit is a subsidiary or to which the non-profit is otherwise related (by shared directors, staff, etc.):

Over more than 45 years, WHDC has developed, co-developed and/or financed more than 2,300 units of affordable housing and the District of Columbia. It currently owns more than 1,700 homes and serves as property manager for more than 1,200 of these. Further, WHDC operates 3 community centers serving over 750 residents and 3 resident service centers.

- h. If you included in your answer to the previous question information concerning any related non-profit, describe the date of legal formation thereof, the date of IRS 501(c)(3) or 501(c)(4) status, its expected life, its charitable purposes and its relationship to the non-profit.

N/A

3. Non-profit Involvement

Non-profit Questionnaire, cont'd

a. Is the non-profit assured of owning an interest in the Development (either directly or through a wholly owned subsidiary) throughout the Compliance Period (as defined in §42(i)(1) of the Code)?

Yes No

(i) Will the non-profit own at least 10% of the general partnership/owning entity?

Yes No

(ii) Will the non-profit own 100% of the general partnership interest/owning entity?

Yes No

If no to either 3a.i or 3a.ii above, specifically describe the non-profit's ownership interest:

n/a

b. (i) Will the non-profit be the managing member or managing general partner?

Yes No If yes, where in the partnership/operating agreement is this provision specifically referenced?

TBD

(ii) Will the non-profit be the managing member or own more than 50% of the general partnership interest? Yes No

c. Will the non-profit have the option or right of first refusal to purchase the proposed development at the end of the compliance period for a price not to exceed the outstanding debt and exit taxes of the for-profit entity?

Yes No If yes, where in the partnership/operating agreement is this provision specifically referenced?

The Right of First Refusal is a separate document. See recordable form included with this application.

Recordable agreement attached to the Tax Credit Application as TAB V

If no at the end of the compliance period explain how the disposition of the assets will be structured:

d. Is the non-profit materially participating (regular, continuous, and substantial participation) in the construction or rehabilitation and operation or management of the proposed Development?

Yes No If yes,

(i) Describe the nature and extent of the non-profit's proposed involvement in the construction or rehabilitation of the Development:

WHDC will oversee the acquisition and entitlement of the site, and the financing and construction processes for the project.

(ii) Describe the nature and extent of the non-profit's involvement in the operation or

Non-profit Questionnaire, cont'd

management of the Development throughout the Extended Use Period (the entire time period of occupancy restrictions of the low-income units in the Development):
WHDC intends to maintain a controlling ownership interest and role in the property throughout the Extended Use Period.

- (iii) Will the non-profit invest in its overall interaction with the development more than 500 hours annually to this venture? Yes No If yes, subdivide the annual hours by activity and staff responsible and explain in detail:

In the development period, staff will invest approximately 1,350 hours per year in the development: 750 hours by the project manager, 200 by the Vice President for Real Estate, 100 by the President, and 300 by the Finance Department. During the Compliance Period, staff will spend approximately 1,000 hours: 700 hours from the Director of Property Management and staff, and 150 hours each from the asset management and resident services.

- e. Explain how the idea for the proposed development was conceived. For example, was it in response to a need identified by a local neighborhood group? Local government? Board member? Housing needs study? Third party consultant? Other?

The preservation of the property meets various goals outlined in the Arlington's Affordable Housing Master Plan .

- f. List all general partners/managing members of the Owner of the Development (one must be the non-profit) and the relative percentages of their interests:

Wesley Housing will be the sole managing member of the Development.

- g. If this is a joint venture, (i.e. the non-profit is not the sole general partner/managing member), explain the nature and extent of the joint venture partner's involvement in the construction or rehabilitation and operation or management of the proposed development.

N/A

- h. Is a for profit entity providing development services (excluding architectural, engineering, legal, and accounting services) to the proposed development? Yes No If yes, (i) explain the nature and extent of the consultant's involvement in the construction or rehabilitation and operation or management of the proposed development.
-
-
-

- (ii) Explain how this relationship was established. For example, did the non-profit solicit proposals from several for-profits? Did the for-profit contact the non-profit and offer the services?
-
-

- i. Will the non-profit or the Owner (as identified in the application) pay a joint venture partner

Non-profit Questionnaire, cont'd

or consultant fee for providing development services? Yes No If yes, explain the amount and source of the funds for such payments.

j. Will any portion of the developer's fee which the non-profit expects to collect from its participation in the development be used to pay any consultant fee or any other fee to a third party entity or joint venture partner? Yes No If yes, explain in detail the amount and timing of such payments.

k. Will the joint venture partner or for-profit consultant be compensated (receive income) in any other manner, such as builder's profit, architectural and engineering fees, or cash flow? Yes No If yes, explain:

l. Will any member of the board of directors, officer, or staff member of the non-profit participate in the development and/or operation of the proposed development in any for-profit capacity? Yes No If yes, explain:

m. Disclose any business or personal (including family) relationships that any of the staff members, directors or other principals involved in the formation or operation of the non-profit have, either directly or indirectly, with any persons or entities involved or to be involved in the Development on a for-profit basis including, but not limited to the Owner of the Development, any of its for-profit general partners, employees, limited partners or any other parties directly or indirectly related to such Owner:

N/A

n. Is the non-profit involving any local, community based non-profit organizations in the development, role and operation, or provision of services for the development? Yes No If yes, explain in detail, including the compensation for the other non-profits:

WHDC will seek to engage local organizations to provide services to the residents of the Development, including educational, social and health programs. WHDC does not expect to pay the organizations for these services, but will provide space for such programs to operate at no cost.

Non-profit Questionnaire, cont'd

4. Virginia and Community Activity

- a. Has the Virginia State Corporation Commission authorized the non-profit to do business in Virginia? Yes No
- b. Define the non-profit's geographic target area or population to be served:
WHDC concentrates its efforts in Northern Virginia and the District of Columbia. In Northern Virginia, WHDC works in the Counties of Arlington, Fairfax, Prince William, Loudoun and Frederick, and the Cities of Falls Church, Alexandria and Manassas.
- c. Does the non-profit or, if applicable, related non-profit have experience serving the community where the proposed development is located (including advocacy, organizing, development, management, or facilitation, but not limited to housing initiatives)?
 Yes No If yes, or no, explain nature, extent and duration of any service:
WHDC has vast experience developing and managing housing in Arlington County. It also has alot of experience in Alexandria and Fairfax County.
- d. Does the non-profit's by laws or board resolutions provide a formal process for low income, program beneficiaries to advise the non-profit on design, location of sites, development and management of affordable housing? Yes No If yes, explain:
- e. Has the Virginia Department of Agriculture and Consumer Services (Division of Consumer Affairs) authorized the non-profit to solicit contributions/donations in the target community?
 Yes No
- f. Does the non-profit have demonstrated support (preferably financial) from established organizations, institutions, businesses and individuals in the target community?
 Yes No If yes, explain:
- g. Has the non-profit conducted any meetings with neighborhood, civic, or community groups and/or tenant associations to discuss the proposed development and solicit input? Yes No If yes, describe the meeting dates, meeting locations, number of attendees and general discussion points:
Yes. WHDC has met with a number of civic organizations including the Buckingham Civic Association, Arlington Oaks Condo Association and Arlington County's various advisory committees, concerning the Admin 4.1 Site Plan for Whitfield Crossing. This plan addressed the eventual expansion and preservation plans for Whitfield Commons. Their input was solicited and integrated into the zoning and entitlement process.
- h. Are at least 33% of the members of the board of directors representatives of the community being served? Yes No If yes,
(i) low-income residents of the community? Yes No

Non-profit Questionnaire, cont'd

- (ii) elected representatives of low-income neighborhood organizations? Yes No
- i. Are no more than 33% of the members of the board of directors representatives of the public sector (i.e. public officials or employees or those appointed to the board by public officials)? Yes No
- j. Does the board of directors hold regular meetings which are well attended and accessible to the target community? Yes No If yes, explain the meeting schedule:
WHDC board meetings are held monthly at WHDC offices.
-
- k. Has the non-profit received a Community Housing Development Organization (CHDO) designation, as defined by the U. S. Department of Housing and Urban Development's HOME regulations, from the state or a local participating jurisdiction? Yes No
- l. Has the non-profit been awarded state or local funds for the purpose of supporting overhead and operating expenses? Yes No If yes, explain in detail:
Arlington County has provided funds for organizational administration.
-
- m. Has the non-profit been formally designated by the local government as the principal community-based non-profit housing development organization for the selected target area? Yes No If yes, explain:
-
- n. Has the non-profit ever applied for Low Income Housing Tax Credits for a development in which it acted as a joint venture partner with a for-profit entity? Yes No If yes, note each such application including: the development name and location, the date of application, the non-profit's role and ownership status in the development, the name and principals of the joint venture partners, the name and principals of the general contractor, the name and principals of the management entity, the result of the application, and the current status of the development(s).
The Fields of Falls Church, Falls Church, VA, Application - 1996, WHDC Role - 51% co-GP, JV Partners - KSI Services, Inc. Robert C. Kettler, Richard W. Hausler and Richard I. Knapp, General Contractor - The Korth Companies, Inc., Management Entity - KSI Services, Inc., Result of Application - Approved, Current Status - operating.
Union on Queen (fka Pierce Queen), Arlington, VA. Application - 2013, WHDC Role - 50% of GP, JV Partners - BA Pierce Queen LLC, General Contractor - Bozzuto Construction, Management Entity - Bozzuto Management, Result - Approved, Status - operating
-
- o. Has the non-profit ever applied for Low Income Housing Tax Credits for a development in which it acted as the sole general partner/managing member? Yes No If yes, note each such development including the name and location, the date of the application, the result of the application, and the current status of the development(s).
Schedule A, which is included with this application, identifies WHDC's LIHTC experience in the past 15 years. Further information is available upon request.
-
- p. To the best of your knowledge, has this development, or a similar development on the same site, ever received tax credits before? Yes No If yes, explain:
-

Non-profit Questionnaire, cont'd

q. Has the non-profit been an owner or applicant for a development that has received a reservation in a previous application round from the Virginia Housing Partnership or the VHDA Housing Funds? Yes No If yes, explain:

VHPF - Agape House (\$20,000 predevelopment loan); VHF - Wexford Manor (\$750,000 loan); VHF - Quarry Station Seniors Apartments (\$750,000); VHF - Coppermine (\$750,000).

r. Has the non-profit completed a community needs assessment that is no more than three years old and that, at a minimum identifies all of the defined target area's housing needs and resources? Yes No If yes, explain the need identified:

s. Has the non-profit completed a community plan that (1) outlines a comprehensive strategy for addressing identified community housing needs, (2) offers a detailed work plan and timeline for implementing the strategy, and (3) documents that the needs assessment and comprehensive strategy were developed with the maximum possible input from the target community? Yes No If yes, explain the plan:

5. Attachments

Documentation of any of the above need not be submitted unless requested by VHDA

The undersigned Owner and non-profit hereby each certify that, to the best of its knowledge, all of the foregoing information is complete and accurate. Furthermore, each certifies that no attempt has been or will be made to circumvent the requirements for non-profit participation contained in the Plan or Section 42 of the Internal Revenue Code.

3/11/20
Date

The Commons at Whitefield LLC

Owner/Applicant

By: *Sherry J. Muddley*

Its: President of the Managing Member's Sole Member

Title

3/11/20
Date

Wesley Housing Development Corporation of Northern Virginia

Non-profit

By: *Nancy L. Hunter*
Board Chairman

Non-profit Questionnaire, cont'd

By: 
Executive Director

Wesley Housing Development Corporation
2020 Board of Directors

NAME & ADDRESS	EMPLOYMENT	POSITION/COMMITTEE	CHURCH/TERM
Rev. Dr. Sarah Calvert Arlington, VA 22203	Arlington District UMC District Superintendent 3600 Chain Bridge Road, Suite 1 Fairfax, VA 22030 (O) 793.820.7200 (F) 703.845.8145 arlingtonds@vauma.org		1/20 - 1/21
Ms. Kimberly P. Armstrong 2975 Hunters Branch Road Unit 216 Fairfax, VA 22031 (Home) 703.849.1319 (Cell) 703.615.6497 kimarmstrong10@verizon.net	Wells Fargo (retired)	Chair, Resource Development Committee Executive Committee Audit Committee	1/18 - 1/21 *
Mr. Casey Brill 6747 Anders Terrace Springfield, VA 22151 (Home) 703-642-5582 (Cell) 703.967.6414	Senior Vice President Citizens Bank 8614 Westwood Center Drive, Suite 250 Vienna, VA 22182 (Office) 703.245.7034 casey.brill@citizensbank.com	Affiliate Boards Chair, Real Estate Dev. Committee Executive Committee Finance Committee	1/18 - 1/21 *
Mr. John W. Gibb 6209 Halley Commons Court Fairfax Station, VA 22039 (Home) 703.250.6783 (Cell) 703.472.3850	Managing Director Jones Lang LaSalle Securities, LLC 2020 K Street, NW, Suite 1100 Washington, DC 20006 (Office) 202.719.5884 (Fax) 312.470.8220 john.gibb@am.jll.com	Vice Chairman Real Estate Development Committee Chair, Governance Committee Executive Committee	1/18 - 1/21 *
Mr. Michael W. Graff, Jr. 2125 14th Street, NW Apartment 520 Washington, DC 20009	Partner McGuireWoods 1750 Tysons Boulevard, Suite 1800 McLean, VA 22102 (Office) 703.712.5110 (Fax) 703.712.5191 mgraff@mcguirewoods.com	Past Chairman President, Affiliate Boards Real Estate Dev. Committee President, Wesley ASI Board President, Agape Board	1/18 - 1/21 *

**Wesley Housing Development Corporation
2020 Board of Directors**

NAME & ADDRESS	EMPLOYMENT	POSITION/COMMITTEE	CHURCH/TERM
Ms. Nancy Minter 3137 Eakin Park Ct. Fairfax, VA 22031 (Home) 703.280.4996 nancy.minter@ymail.com	Urban Institute Library (Retired)	Chairman Governance Committee Resource Development Committee Strategic Planning Executive Committee	1/20 - 1/23 *
Ms. Shelley S. Murphy 613 E. Nelson Avenue Alexandria, VA 22301 (Cell) 703.887.3216	Wesley Housing Development Corporation President/CEO 5515 Cherokee Ave Suite 200 Alexandria, VA 22312 (Office) 703.642.3830 x 212 (Fax) 703.642.1079 smurphy@whdc.org	President/CEO Executive Committee Sec., Affiliate Board Sec., Corporate Affiliate Board	N/A
Mr. Michael T. Cranna 6326 Lakeview Drive Falls Church, VA 22041 (Cell) 703.937.7707 michael.cranna@gmail.com	6326 Lakeview Drive Falls Church, VA 22041 (Cell) 703.937.7707 michael.cranna@gmail.com	Treasurer Chair, Finance Committee Governance Committee Executive Committee Audit Committee	1/19 - 1/22 *
Mr. David Roodberg	CEO/President Horning Brothers 3333 14th Street, Suite 300 Washington, DC 20010 (O) 202.659.0700 david@horningbrothers.com	Real Estate Dev. Committee	1/20 - 1/23
Stephanie Marshall	420 7th Street, NW Apartment 304 Washington, DC 20004 (C) 202.423.7645 samarshall@gmail.com		1/20 - 1/23
Mr. Kenneth C. Wu, Esq 9518 Beck Court Bethesda, MD 20817 kenwuesq@yahoo.com (Cell) 202.258.1021	Lopez & Wu, PLLC 1818 Library St., #500 Reston VA 20190 (Office) 703.835.6145	Legal Committee Executive Committee	1/18 - 1/21
Marcia Bradford 13550 Northbourne Dr. Centreville, VA 20120 (Cell) 703.402.1671	ChainBridge Bank, NA 1445-A Laughlin Avenue McLean, VA 22101 mbradford@chainbridgebank.com (Office) 703.748.3427	Chair, Audit Committee Finance Committee	1/19 - 1/22

Wesley Housing Development Corporation
2020 Board of Directors

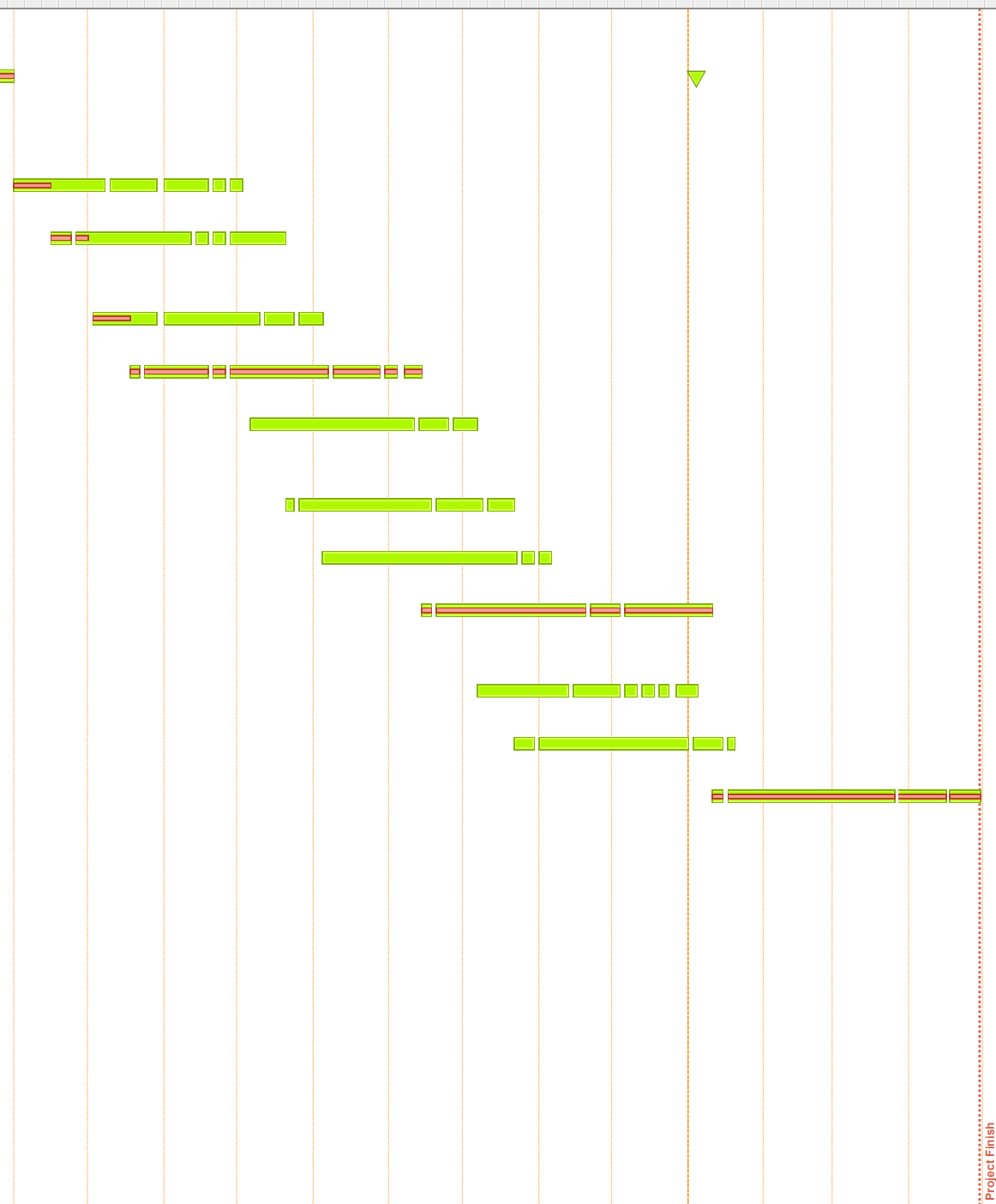
NAME & ADDRESS	EMPLOYMENT	POSITION/COMMITTEE	CHURCH/TERM
June Stowe 5007 Richenbacher Avenue Alexandria, VA 22304 estowe@comcast.net (Home) 703.751.0458 (Cell) 571.236.8636	Retired	Chair, Resident Services Audit Committee	1/19 - 1/22
Suzanne Moran 2836 Arizona Terrace, NW Washington, DC 20016 mckennamorán@aim.com (Home) 202.244.1958 (Cell) 202.768.5560	TD Private Client Group, LLC 607 14th Street, NW Washington, DC 20005 suzanne.moran@td.com (Office) 202.971.3019		1/19 - 1/22

J

Relocation Plan

(MANDATORY, if tenants are displaced)

Whitefield Commons				
Procurement Schedule		43 activities		
		218	05/20/20	01/03/22
Construction Schedule				
Building I				
Stairway #20 (4 Units)		30 activities		
		66	04/01/21	07/02/21
Stairway #22 (5 Units)		30 activities		
		66	04/16/21	07/20/21
Building II				
Stairway #102 (5 Units)		30 activities		
		66	05/03/21	08/04/21
Stairway #104 (10 Units)		30 activities		
		82	05/18/21	09/13/21
Stairway #100 (4 Units)		30 activities		
		66	07/06/21	10/06/21
Building III				
Stairway #106 (6 Units)		30 activities		
		66	07/21/21	10/21/21
Stairway #108 (4 Units)		30 activities		
		66	08/05/21	11/05/21
Stairway #110 (10 Units)		30 activities		
		82	09/14/21	01/10/22
Building IV				
Stairway #200 (4 Units)		29 activities		
		61	10/07/21	01/04/22
Stairway #202 (5 Units)		29 activities		
		61	10/22/21	01/19/22
Stairway #204 (11 Units)		29 activities		
		78	01/11/22	04/29/22



Start Date: 05/20/20
 Finish Date: 04/29/22
 Data Date: 05/20/20
 Run Date: 03/09/20



Project Finish

Whitefield Commons Apartments
Resident Relocation Plan
March 11, 2020

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I. Contacts

Relocation Management:	Wesley Housing Development Corporation Contact: Gaby Montufar Relocation Coordinator 703-642-3830 ext. 229; gmontufar@whdc.org
Development Project Management:	Wesley Housing Development Corporation Contact: Hiram C. Brown Senior Project Manager 703-642-3830 x236 hbrown@whdc.org
Property Management:	Wesley Housing Property Management Contact: Shernetta Hagans Property Manager 703-528-7755; SHagans@whdc.org
Regional Manager:	Wesley Housing Property Management Contact: Frank Mooney 703-642-3830; ext. 225 fmooney@whdc.org
Developer:	Wesley Housing Development Corporation Contact: Kamilah McAfee Vice President of Real Estate Development 703-642-3830; KMcAfee@whdc.org
Arlington County Representative:	Compliance, Relocation Housing Division Contact: Hector Mercado Arlington County Relocation Coordinator 2100 Clarendon Blvd., Suite 700 Arlington, Va. 22201 703-229-3765; Hmerca@arlingtonva.us

II. Project Summary and Overview

A. Renovation Overview

Wesley Housing Development Corporation intends to renovate 63 apartments in Whitefield Commons Apartments (WCA) it is currently anticipated that the renovations will begin no sooner than July 2021. The exact timing is being determined and is subject to financing timelines. As soon as the timing is known more definitively, the residents will be updated with anticipated renovation dates.

The renovation scope is currently anticipated to include improving major infrastructure as necessary, adding five new residential units, plumbing and electrical replacements as needed, new HVAC, window replacements, replacing appliances and cabinets in kitchens, all new energy efficient lighting, low flow water faucets and toilets, site improvements, renovation of the laundry room to make it accessible and convert nine apartments to be fully accessible.

B. Projected Post-Construction Rents and Utilities

Currently, the property is subject to a LURA with mandatory rent restrictions on 63 of the 68 units. The LURA requires 48% of the units to be at a 50% of AMI, with the remainder at 60% of AMI. The property post renovation will consist of 67 affordable units and 1 market rate unit, with seven units will be 504 ADA compliant. After renovation the unit breakdown will be as follows:

Beds	Baths	Model	Average SF	60%	50%	Market
1	1	1BR1B (3 ADA)	601	13	17	
2	1	2BR1B (3 ADA)	723	19	16	1
3	2	3BR1B (1 ADA)	1278	1	1	
				33	34	1

C. Scope of Project

Whitefield Commons Apartments resident relocation plan will be implemented by the dedicated English-Spanish Bilingual Relocation Coordinator, Gaby Montufar. Gaby will work very closely with the Wesley Housing Development Corporation (WHDC) Project Manager and Wesley Property Management Company (WPMC) staff to ensure resident needs are put first and that the plans are designed and implemented in a way that work best to interact effectively with the lives and needs of all the Whitefield Commons Apartments residents.

Whitefield Commons Relocation Plan (the "Plan") is designed to retain all current Whitefield Commons Apartments residents who wish to remain. All households that wish to stay will be able to remain post-renovation. All households will have to temporarily relocate into another unit on-site or off-site to allow the renovation of their vacant units or to move directly into a renovated apartment. After the renovation, in most cases, residents will be able to move back into their renovated units.

Whitefield Commons Apartments Relocation Plan is subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), Virginia Housing Development Authority's (VHDA) Relocation Guidelines and Arlington County's Relocation Guidelines the draft Plan is subject to review and approval by the Arlington County Tenant-Landlord

Commission (TLC).

The Relocation Coordinator will work directly with all Whitefield Commons Apartments residents throughout the relocation and renovation process. The renovation and relocation schedule will be coordinated by the Relocation Coordinator, WPMC staff, WHDC staff and the General Contractor in order to provide all residents sufficient information throughout the process.

All residents will be treated with the utmost level of respect and concern for their personal lives and constraints. The Relocation Coordinator is committed to working with each Whitefield Commons Apartments resident household to ensure understanding and comfort throughout each stage of the renovation and relocation. The goal is to minimize resident inconvenience and confusion during the redevelopment period.

The renovations will occur in vacant units. As a result, a portion of households may be temporarily relocated on- or off-site, move permanently on-site or permanently relocate off-site (by URA definition), depending on construction needs and unit availability. However, all tenants in good standing have the right to return to the property post-renovation.

Overall, the plan will be to vacate one or two full buildings consisting of up to 22 units, depending on off-site relocation ability. Households will move directly into completely renovated units or temporarily on- or off-site and then back into renovated apartments. All attempts will be made to enable all households who wish to continue residing in Whitefield Commons Apartments to remain as residents post-renovation. The specific phasing details regarding which households will temporarily and permanently relocate will be planned after one-on-one individual surveys are conducted with each household. This will ensure that the phasing plan and relocation schedule effectively meet the needs of the residents residing in the property.

When necessary to determine placement in available units, the Owner will use the Priority Ranking System in the *Arlington County Tenant Relocation Guidelines* to determine the priority ranking for each household. Residents will receive points for situations such as being a senior citizen, having school-age children, having a disability, and tenure at the property. The resident's total score will determine the priority ranking for the tenant to remain on-site temporarily and/or permanently, depending on the relocation plan needs. In order to be given a priority ranking, each resident household will be required to meet with the relocation staff to review and verify their personal information as part of the one-on-one resident survey interview process. The priority points will be based on each household's status at the point in time the priority points are assigned. A household's priority points will not change during the course of the renovation period, even if something in the household changes. If a resident declines a unit offered to them, they will lose their priority and move to the bottom of the list.

Priority Ranking System

Child under 18-years old	1 Point for each child
A household member 62 or older	2 Points
A household member with a disability	2 Points
Previously displaced by redevelopment in Arlington County	1 Point
Years of Tenancy:	
1 Year	1 Point
2 Years	2 Points
3 Years	3 Points
4 Years	4 Points

5 Years	5 Points
6-10 Years	6 Points
11 Years	7 Points

- a. The Owner will maintain a Priority Waiting List using this priority ranking system, if needed.
- b. Being on the Priority Waiting List does not necessarily guarantee that a unit will be offered to the Tenant
- c. Tenants meeting the qualifications for a unit will be placed on the Priority Waiting List for a unit of the appropriate size and income category.
- d. As units become available, residents will be contacted in order of priority to schedule an appointment to inspect the unit.
- e. If a resident is offered a unit, but chooses to wait for a different unit, the resident will be placed at the end of the Priority Waiting List.

Relocation Categories

There are three relocation categories possible as part of the Whitefield Commons Apartments Relocation Plan: 1. Temporary On- or Off-Site Relocation; 2. Permanent On-Site Move; and 3. Permanent Off-Site Relocation. The plan is to create enough vacancy early on in the process, so that we can get vacate one complete building. After we rehab that building, the objective is to shift existing tenants into the buildings as they are rehabbed, so that we consistently have a vacant building to rehab, without displacing tenants off-site (or minimally displacing them – on a temporary or permanent basis). That said, there would be some temporary off-site displacement (and possibly permanent displacement) if we are not able to create enough on-site vacancy to absorb all of the tenants.

Move In Notices

If property management moves any new households into the property after the date we receive a reservation of tax credits they will be informed in writing of the developer's intent to rehabilitate the property, the possibility of rent increases, the estimated new rents, and the possibility of a temporary move. Prospective residents will only be admitted into occupancy if they meet the tenant selection criteria for the rehabilitated units. The move-in notice will clearly state whether the household is eligible for relocation benefits. Approximately six months before construction is anticipated to begin the property management company will no longer lease vacant units.

D. Estimated Timeline

March 2020	VHDA 9% LIHTC Application submission
	LIHTC Application Funding Awarded
August 2020	Resident Relocation Meeting
August 2020	Send General Information Notice (GIN) and Notice of Eligibility (NOE)/Notice of Non-Displacement to All Households

September 2020	Resident Relocation Surveys Begin
Sept./Oct. 2020	Present Relocation Plan to Arlington County Tenant Landlord
October 2020	Second Arlington County Landlord Tenant Meeting
October 2020	Resident Relocation Meeting
November 2020	Issue 120-Day Notices
March 2021	Issue 30-Day Notice begin Phase I Relocation
April 2021	Construction Start
April/May 2022	Construction Completion

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III. Relocation Plan Implementation

A. General Information

All eligible residents will receive direct relocation services and/or the applicable relocation and moving payments in accordance with this Plan and all governing relocation guidelines (URA, VHDA and Arlington County). Eligibility requires that households remain residents in good standing in accordance with the terms and conditions of current leases. The Owner will send all notices as required and appropriate, including the *General Information Notice (GIN)*, *Notice of Relocation Eligibility/Notice of Non-Displacement*, *120-Day Notice to Vacate* and *30-Day Notice*.

The Owner will update the Plan as changes are made and will make copies available to all households. The Owner will maintain adequate records in sufficient detail to demonstrate compliance with all applicable relocation requirements for a minimum of one year, including notices and canceled checks. These files will be for monitoring purposes and to ensure Plan compliance. All information pertaining to each household will be kept in each household's specific relocation file. Relocation referrals will be kept in this file and should contain information as to rejection of the referral by the resident whenever possible (this will provide documentation by the Developer of efforts to assist in the relocation). Each resident has the right to see his/her relocation records. Files and records will be made available to the Arlington County Department of Housing and Community Development (HCD) staff, Virginia Housing Development Corporation (VHDA) or other appropriate agencies upon reasonable request. Copies of all resident notices will be provided to HCD.

No later than 30 days after the last tenant is relocated, the Owner will provide to VHDA the final summary schedule of moving costs made to residents in rent roll format, by tenant, by along with a Certification by the Owner that it met VHDA Moving Cost Reimbursement and *Relocation Assistance Guidelines*.

All Whitefield Commons Apartment households will be provided the following advisory services related to the relocation process:

- In accordance with the URA and VHDA Relocation Guidelines, all households will be provided a *General Information Notice (GIN)* and *Notice of Relocation Eligibility (NOE)/Notice of Non-Displacement*.
- A *120-Day Notice to Vacate* with a minimum of 120 days notice prior to the date in which the household will have to temporarily relocate into a temporary unit on-site in Whitefield Commons Apartments or off-site apartment.
- A *30 Day Notice* will be provided specifying the date the household will be packed and temporarily moved on-site or off-site.
- A *10 Day Notice* will be sent as a reminder prior to the date the resident household is scheduled to be packed and moved into the new temporary unit on-site or off-site. A *10 Day Notice* will also be sent to all households in advance of return moves into completely renovated units.
- A one-on-one personal interview survey that will help gather information the Relocation Coordinator needs to plan the relocation as well as communicate to all residents what to expect during the process of the upcoming temporary on-site or off-site relocation.
- A written explanation and frequently asked questions sheet explaining the temporary on-site and off-site relocation process.
- Many other written notices will be provided with important updates and information about the relocation process.

- Meetings with all Whitefield Commons Apartments residents will be held throughout the process, including family members and caregivers as requested by the resident.
- All moving supplies will be purchased on behalf of, and provided, to the residents.
- Professional movers will be paid to move all belongings on behalf of residents, unless a resident prefers otherwise. These professional movers will be hired and paid for on behalf of the residents. No residents will have to pay out of pocket for these expenses.
- If any residents have resident-paid utilities such as electricity, telephone, cable or internet that require disconnection or connection fees, these will be paid for on behalf of the residents.
- A written sheet that includes the names and telephone numbers of all contact persons who can answer questions or provide other needed help.
- The Relocation Coordinator will set meeting times in order to accommodate the schedule of residents as well as their families and caregivers, if desired. This includes meeting in the evenings and weekends to facilitate the meeting process.
- Special attention to individual challenges or needs of residents.
- All written communications will be shared through written notices, translated as necessary by request. All meetings will be presented in English, if interpretation services are needed and requested, these language services will be provided at no cost to the resident.
- Additional advisory services, such as counseling for residents who are unable to read and understand notices, will be provided as necessary or appropriate depending on the individual situation and circumstances.

B. Resident Notices

The Developer will send all required notices as required and appropriate, including the *General Information Notice*, *Notice of Relocation Eligibility/Notice of Non-Displacement*, *120-Day Notice*, *30-Day Notice* and the *10-Day Notice*. All notices will be personally served to each resident's door or sent by certified or registered first-class mail with return receipt requested and documented in the resident files. Each notice will be written in plain, understandable English and translated, if necessary by request. For any persons that are unable to read and understand the notice, appropriate counseling and/or translation will be provided in order to explain each notice, answer questions and provide necessary assistance.

C. Resident Communication and Relocation Survey

Effective resident communication is paramount to a high level of resident retention and a successful renovation and relocation process. Community-wide meetings with all Whitefield Commons Apartments residents will be held in order to discuss the relocation and renovation process. Additionally, one-on-one meetings will be a key component of this communication process. As such, a detailed survey will be created to use for one-on-one interviews with all households throughout the Whitefield Commons Apartments community. This survey will enable gathering necessary information before the renovation and relocation phases are planned. The survey will be mandatory for all households.

It is anticipated that we will begin these interviews in September 2020 with all residents throughout Whitefield Commons Apartments. The meetings will be scheduled on-site at Whitefield Commons Apartments Rental Office and in accordance with resident availability. If necessary, meetings may be scheduled in evening hours or on the weekend. Family members, case managers caregivers are welcome to participate in these meetings, as desired by the resident.

During these meetings all pertinent information regarding the construction and relocation process will be discussed one-on-one, questions answered and concerns eased. A detailed frequently asked questions sheet will be used to ensure accurate resident understanding. A copy of the full Relocation Plan will be provided to all residents.

D. Eligibility Requirements

In order to be eligible for any of the above mentioned benefits, a household must be in good standing. This means that all rental payments must be up-to-date and that there are no other lease violations.

E. Resident Profile

A resident demographic survey will be conducted during fall 2020 in order provide a summary report to the Tenant Landlord Commission. This demographic survey request included the following and will be summarized in a supplementary handout:

- a. Number of units and unit mixes;
- b. Ranges and length of time at the property;
- c. Predominate languages other than English spoken at the property;
- d. Number of persons with disabilities;
- e. Ranges of household income;
- f. Current rent and utilities;
- g. Number of households receiving rental assistance;
- h. Number of households to be permanently displaced
- i. Number of households to be temporarily displaced; and
- j. Number of households who will qualify to remain at the site after redevelopment

F. Relocation Categories

There are three relocation categories possible as part of the Whitefield Commons Apartments Relocation Plan: 1. Temporary On- or Off-Site Relocation; 2. Permanent On-Site Move; and 3. Permanent Off-Site Relocation.

1. Temporary On- or Off-Site Relocation

If temporary on- or off-site relocation is necessary, the Owner will assume responsibility for all reasonable costs directly associated with moving the household belongings to the temporary on- or off-site unit (two moves), including any connection or disconnection of utility fees. If the household agrees in writing to permanently relocate to the unit which has been designated their temporary unit, then management is responsible for the costs of the one move. This agreement will be kept by Management in the tenant file. All households temporarily relocating off-site will sign a temporary relocation and sublease agreement.

In order to most effectively meet the needs of the residents in the community who will be temporarily relocated to a unit on- or off-site, the following services will be provided:

- In accordance with the URA and VHDA Relocation Guidelines, all households will be provided a *General Information Notice (GIN)* and *Notice of Non-Displacement*;
- In the case of temporary on- or off-site moves, a *Thirty Day Notice* will be given providing written notice indicating the exact address of the temporary relocation unit and the date in which the temporary move is scheduled to take place;
- Written communications regarding the move date into the completed unit;
- A written explanation and frequently asked questions sheet explaining the renovation process, translated as needed;

- Developer will assume responsibility for reasonable costs directly associated with moving the household belongings to the temporary on- or off-site unit (two moves);
- The Developer will assume responsibility for any costs related to the connection or disconnection of utilities services such as gas, electricity, water, telephone and cable television for both the temporary move and a move to the rehabilitated unit (telephone, cable and electricity disconnection and connection fees at Whitefield Commons Apartments apply);
- Finding, leasing and arranging the temporary on- or off-site rental location and any costs above the resident's current lease rent and paying for utilities;
- Special attention to individual challenges and needs for families with school age children, senior citizens and residents with disabilities; and
- Additional advisory services such as interpreter services, as necessary or appropriate depending on the individual situation and circumstances.

2. *Permanent On-Site Move*

The renovations will be phased such that households will move directly into a completed unit. In these cases, the Developer will assume responsibility for reasonable costs directly associated with moving belongings to the permanent on-site unit (one move). The household will agree in writing to move and sign a new one year lease for that unit. This agreement will be kept by Management in the resident file.

In order to most effectively meet the needs of the residents in the community who move directly into a completed unit on-site, the following services will be provided:

- In accordance with the URA and VHDA Relocation Guidelines, all households will be provided a *General Information Notice (GIN)* and *Notice of Non-Displacement*;
- A *30-Day Notice* providing thirty day advance written notice indicating the exact address of the on-site unit and the date in which the move is scheduled to take place;
- A written explanation and frequently asked questions sheet explaining the renovation process, translated as needed;
- The Developer will assume responsibility for reasonable costs directly associated with moving the household belongings to the new permanent on-site unit (one move);
- The Developer will assume responsibility for any costs related to the connection or disconnection of utilities services such for electricity, telephone, cable television, as all other utilities are included in the rent;
- Special attention to individual challenges and needs for families with school age children, senior citizens and residents with disabilities; and
- Additional advisory services such as interpreter services, as necessary or appropriate depending on the individual situation and circumstances.

3. *Permanent Off-Site Relocation*

Due to the fact that Whitefield Commons Apartments received tax credits in the fifteenth year of tax credit compliance, all households currently residing on the property are eligible income-wise to remain post-renovations, including households whose income is between 50% AMI and 140% of 50% AMI, if they continue to reside in a 50% unit. Reasons a household would be *displaced* (permanently relocated) from the property include: the phasing schedule, absence of an appropriate unit, possibly based on the units converting to 504 accessibility, household composition changes or other reasons an appropriately sized unit is unavailable for a household. Reasonable efforts will be made to accommodate all households on-site that wish to remain post-renovations.

A household must occupy the property on the date of the *Initiation of Negotiations* date (to be eligible the relocation benefits. Eligible *displaced* households will be entitled to (a.) *Advisory Services*, (b.) *Residential Moving Expense Payment* and (c.) *Replacement Housing Payment*.

In order to qualify for advisory services and monetary assistance, persons who are permanently displaced must meet the following eligibility requirements:

1. The resident household must have signed a lease or have been approved for occupancy by the owner or his agent;
2. The resident must remain in Good Standing. A resident in good standing is one that has no outstanding unpaid balance and has not been issued a 30 day vacate notice due to a substantial lease violation;
3. The resident is not being evicted for just cause. An eviction, in conformity with state and local law, due to non-payment of rent or lease violations of a substantial nature; and
4. The resident must leave the unit in good condition upon vacating; reasonable wear and tear is acceptable.

Advisory Services

In order to meet the needs of the residents who will be permanently relocated off-site, the following benefits and services will be provided:

- In accordance with the URA and VHDA Relocation Guidelines, all households will be provided a General Information Notice (GIN) and Notice of Relocation Eligibility.
- The *120-Day Notice to Vacate* with a minimum of 120 days notice to vacate the property including at least one comparable replacement dwelling. When possible, three or more comparable replacement dwellings shall be made available, with a minimum of one comparable replacement dwelling. The notice will contain comparable with sufficient time for the household to lease the property. The process will be such that subject to reasonable safeguards, the household has assurance of receiving the relocation assistance and payment with sufficient time to lease the available comparable unit. A *30 Day Notice* will also be provided if the *120-Day Notice* did not include the exact date to vacate;
- Conducting one-on-one personal interview surveys to help residents through the process of determining permanent off-site relocation needs, preferences and eligibility;
- Disseminating a written explanation and frequently asked questions sheet explaining the permanent off-site relocation process;
- Providing tenants with all required written notices about the relocation process;
- Compiling and distributing a monthly listing of vacant units within a 10 mile radius of the development to displacees who have received notification to move. The list will include available units owned by the Developer outside the community;
- Providing referrals for residents to replacement properties and current listings of vacant units within the county and bordering jurisdictions. Referrals will be provided that: a. are without excessive competition by other interested parties - over utilization of referrals will be avoided; b. within the same price range as the project rent or within the displacees' ability-to-pay; and C. will be located in an area that is convenient to the primary wage earner's employment to the extent possible;
- Conducting inspections of the replacement housing to ensure that it meets decent, safe and sanitary standards;
- Providing transportation or reimbursement for reasonable transportation costs for residents needing transportation to look at other housing;

- An effort by Wesley Property Management Company will be made on behalf of the displacee to: a. Give a fair and honest rental reference to prospective landlords and b. Explain the nature of the displacement and rehabilitation to prospective landlords;
- Providing information regarding Federal and state housing or other governmental programs, including the Arlington County, where appropriate;
- An attempt will be made to locate suitable units for relocation purposes. Residents will be urged to seek other possible housing resources and be advised not to accept any substandard housing;
- Special assistance and/or referrals should be provided to Displaced households who may have difficulty locating housing due to Fair Housing issue;
- Assistance will be provided in filling out and understanding relocation claim forms;
- Communicating the name and telephone number of a contact person who can answer questions or provide other needed help;
- Extending regular business hours, including evenings and weekends, so that tenants won't have to miss work;
- Special attention to individual challenges or needs for families with school age children, senior citizens and residents with disabilities; and
- Additional advisory services such as providing appropriate translation and counseling for residents who are unable to read and understand notices, as necessary or appropriate depending on the individual situation and circumstances.

Residential Moving Expense Payments

The *displaced* resident will determine which of the following options will be elected:

1. As a fixed payment in accordance with the Federal Highway Administration's *Fixed Residential Moving Cost Schedule* (the "Schedule") for Virginia. The *Fixed Residential Moving Cost Schedule* includes moving costs and utility connection fees and is based on the number of rooms of furniture, not the number of bedrooms per unit; or
2. As reimbursement for the resident's actual reasonable moving and related expenses as defined as (a.) the lower of two bids or estimates prepared by a commercial mover or (b.) receipted bills for labor and equipment, not to exceed the lower of two bids or estimates prepared by a commercial mover (the "Actual")
3. A combination of the *Schedule* and the *Actual* cost per the Uniform Relocation Act.

RESIDENTIAL MOVING EXPENSE PAYMENT SCHEDULE

Effective August 24, 2015

UNFURNISHED UNITS (occupants owns furniture)

Rooms	1	2	3	4	5	6	7	8
Payment	\$700	\$900	\$1,100	\$1,300	\$1,500	\$1,700	\$1,900	\$2,100
Each additional room	\$300							

This schedule follows the Federal Highway Administration (FHWA) schedule for Virginia published in the Federal Register. It will be automatically amended whenever the FHWA schedule is amended.

If the resident household splits and relocates to separate replacement housing, this payment may be pro-rated accordingly.

Payment is limited to \$100.00 if person's residential move is performed by an agency at no cost to the person.

In the event that there are any households *displaced* with income less than Section 8 Very Low Income Levels, are elderly (62 and older) or have disabilities, these households will receive a higher payment equal to 200% of the applicable Fixed Residential Moving Cost Schedule payment amount.

Replacement Housing Payment

An *Eligible displaced* resident who has occupied the property for at least 90 days prior to the date of the *Initiation of Negotiations* is eligible for a Replacement Housing Payment (RHP) in the form of rental assistance payment or a down payment assistance payment. The displaced tenant must rent or purchase by down payment, and occupy a decent, safe and sanitary dwelling within one year of the move out date (or "date of displacement"). The displaced person must file a claim within 18 months of the date of displacement. The household may be eligible to receive Replacement Housing Payments up to the maximum allowable \$7,200 during a period of time up to 42 months in accordance with URA (revised as of October 1, 2014). The payment amount will be based on the actual dwelling unit occupied.

At least one comparable replacement dwelling will be used to calculate the maximum RHP per household. Each comparable will be examined internally and externally to ensure that it is decent, safe and sanitary. It also must be representative of, and equal to, or better than, the displacement dwelling. The HUD form in Appendix 12 of HUD Handbook 1378 or other reasonable documentation will be maintained to document comparability.

An eligible displaced resident who rents a replacement dwelling is entitled to a payment not to exceed \$7,200 for rental assistance. The payment is the lesser of \$7,200 or 42 times the amount obtained by subtracting the base monthly rent plus estimated average monthly cost of utilities for the displacement dwelling from the lesser of the monthly rent and estimated average monthly cost of utilities for a comparable dwelling or the monthly rent and estimated average monthly cost of utilities for the decent, safe and sanitary replacement dwelling actually occupied by the displaced person.

Alternatively, an eligible displaced person who purchases a replacement dwelling is entitled to a down payment assistance payment in the amount the person would receive, if the person rented a comparable replacement dwelling. The full amount of the RHP for the down payment assistance must be applied to the purchase price of the replacement dwelling and related incidental expenses.

Review of Claims and Expediting Payments to Permanent Displacees

The Developer will review claims within five (5) business days. The claimant will be promptly notified if any additional documentation is needed to support the household claim. Payment for a satisfactory claim will be made by the Developer within 30 days following receipt of documentation to support the claim.

Advance Payment

If a person demonstrates the need for a relocation payment in order to avoid or reduce a hardship, the Developer may issue the fixed moving expense payment prior to the move,

subject to such safeguards as are appropriate to ensure that the objective of the payment is accomplished.

In order to facilitate the securing of or move to a replacement dwelling, payments may be made directly to contractors or landlords upon written request by the tenant.

Security Deposit Refund and Rent Proration

The Wesley Property Management Company will refund any security deposit at the time the unit is vacated, or in accordance with applicable law. As an additional benefit and in order to encourage timely relocations, the Developer may agree to prorate the final month's rent when a qualified relocation occurs after the issuance of a *120-Day Notice* regardless of provisions in the existing lease agreement. If the resident moves to the replacement unit during any part of the month and has paid for a full month's rent, the unused portion of rent payment will be refunded to the resident within 30 days.

Documentation for Payment

The following documentation will be required:

- Appropriate claim form and
- Lease or Rental Agreement for Replacement Dwelling which states the security deposit required and new rent.

If a claim is denied, the full amount of the claim is not paid, or the claim is refused because of late filing or any grounds, the Developer will notify the claimant in writing of its determination of the denial within five (5) business days.

G. Vacating By Choice

Should an otherwise qualified household in good standing choose to move from the property after the General Information Notice is sent out, only a standard relocation payment would be paid regardless of income in accordance with the Arlington County Relocation Guideline standard relocation payment chart:

H. Compliance with Applicable Codes

Throughout the process of redevelopment and relocation, occupied structures and the property will be maintained in accordance with Virginia Uniform Statewide Building Code and the Arlington County Condition of Private Property, Noise and Zoning ordinances.

I. Record Keeping

The Developer will update the Plan as changes are made and will make copies available to all households. The Developer will maintain adequate records in sufficient detail to demonstrate compliance with all applicable relocation requirements for a minimum of one year, including notices and canceled checks. These files will be for monitoring purposes and to ensure Plan compliance. All information pertaining to each household will be kept in this file. Relocation referrals will be kept in this file and should contain information as to rejection of the referral by the resident whenever possible (this will provide documentation by the Developer of efforts to assist in the relocation). Each resident has the right to see his/her relocation records.

J. Eviction for Cause

Any eviction for cause must conform to the applicable State and local law. Any household that lawfully occupies a unit on the *Initiation of Negotiations* date (Project Based Section 8 transfer application to HUD) and continues to remain a resident in good standing would be eligible to receive relocation benefits unless:

1. The household received an eviction notice prior to the *Initiation of Negotiations* date and is later evicted as a result of the notice; or
2. The household is evicted after the *Initiation of Negotiations* date for serious or repeated violation of material terms of the lease or occupancy agreement.

K. Appeals

Any aggrieved person may file a written appeal in any case in which the person believes the Developer failed to properly consider the person's application for assistance under the URA. Such assistance may include, but is not limited to, the person's eligibility for or the amount of a payment required under the URA and this Relocation Plan. Any written appeal will be considered regardless of the presentation of the written appeal. The appeal process will be implemented in accordance with the terms set forth in the URA.

IV. Construction Impact Minimization

Rehabilitation of an occupied housing development is inherently disruptive. To minimize such disruption, the Wesley and WPMC will implement this Plan in cooperation with the community. All residents will be kept informed of scheduling for construction through notices delivered to their doors by Property Management and ongoing residents meetings as necessary after the commencement of rehabilitation. As described above, prior to starting work in units, Property Management, the General Contractor, Developer and the Relocation Coordinator will meet with residents to explain the rehabilitation process.

VI. Definitions

10-Day Notice means the notice that will be provided ten days in advance of the temporary or permanent move and ten days in advance of returning to the resident's renovated unit.

30-Day Notice means the notice that identifies the exact date to move out of an existing residential unit provided no less than 30 days from the date of the letter.

120-Day Notice to Vacate means the notice that identifies the earliest date of vacating an existing unit.

General Information Notice (GIN) means the notice provided pursuant to the Uniform Relocation Act that notifies tenants of the upcoming renovation.

Initiation of Negotiations (ION) means the date that marks eligibility for benefits under the Relocation Plan. For purposes of the ION the date of will be the application to HUD for approval to transfer the Project-Based Section 8 contract to the new owner.

Low Income Housing Tax Credits (LIHTC) means the federal program under which Whitefield Commons Apartments is to be financed using 9% LIHTCS that will allow the owner to renovate the property yet keep the rent affordable for residents with low-income.

Notice of Relocation Eligibility (NOE)/Notice of Non-Displacement means the notice provided that notifies tenants of their eligibility for relocation benefits and to continue to rent an apartment, if applicable.

Owner means New Wesley Whitefield Commons Apartments LLC, the nonprofit that will purchase Whitefield Commons Apartments from the current owner.

Property Manager means Wesley Property Management Company as the residential property management firm that provides management services for the existing building.

Relocation Coordinator means the staff persons who are dedicated to working directly with each resident household to coordinate all aspects of the Relocation Plan.

Developer means Wesley Housing Development Corporation of Northern Virginia as the developer for the substantial rehabilitation of the Whitefield Commons Apartments buildings.

Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA or Uniform Relocation Act) means public law 91-646, 42 U.S.C. 4601 *et seq.* and the government-wide implementing regulations found at 49 CFR part 24.

K

Documentation of
Development Location

K.1

Revitalization Area
Certification



20 north thomas street Go

Select a State Select a County Go

Map Options : Clear | Reset | Full Screen

QCT Legend: Tract Outline SADDA Legend: FMR Boundary

LIHTC Project 2020 Qualified Census Tracts 2020 Small DDA

Hide the overview

The 2020 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2020. The 2020 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014; 2011-2015; and 2012-2016. The designation methodology is explained in the federal Register notice published September 25, 2019

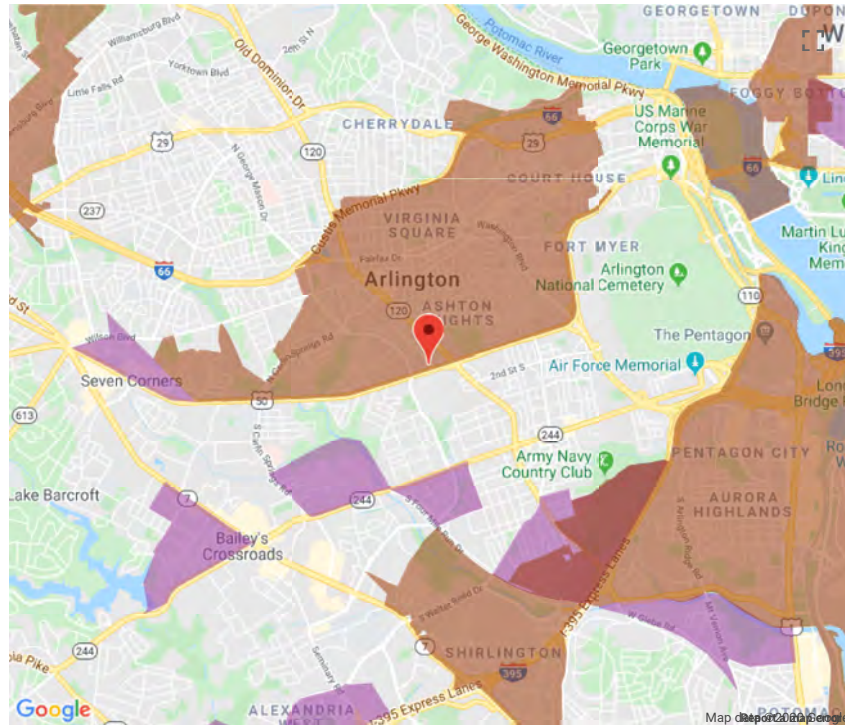
Map Options

- 13 Current Zoom Level
[checked] Show Difficult Development Areas (Zoom 7+)
[checked] Color QCT Qualified Tracts (Zoom 7+)
[] Show Tracts Outline (Zoom 11+)
[] Show FMR Outlines (Zoom 4+)
[] Show LIHTC Projects (Zoom 11+)

Click here for full screen map

Select Year

- [selected] 2020
[] 2019



1 1.2K

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- Delegations of Authority and Order of Succession
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HUD at 50
HUD Secretary's Awards
PD&R Careers

Reference

- Bibliographic Database
Data Sets Reference Guide
Guidelines for Preparing a Report for Publication

Initiatives

- Aging Research and Resources
Regulatory Barriers Clearinghouse
Sustainable Construction in Indian Country

Resources

- Disaster Recovery PD&R Toolkit
Housing Scorecard

Research






- Case Studies
Data Sets
Periodicals
Regulatory Barriers Clearinghouse
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Buckingham NSA

Housing Types

-  Buckingham Village, Gates of Arlington, Ballston Park at Historic Buckingham Village
-  Other Rental Complexes
-  Condos
-  Single-Family Housing
-  Complexes with 30 or more units



Whitefield Commons:
100, 102, 104, 106, 108, 110,
200, 202, 204, 20 and 22 N
Thomas St, Arlington, VA 22203

**Buckingham Community Civic Association
Neighborhood Conservation Plan**

October 2006

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Executive Summary

The Buckingham Community Civic Association (BCCA) is pleased to submit its first Neighborhood Conservation Plan (NCP) – a blueprint for the Buckingham community – to make much-needed improvements to the Buckingham neighborhood. One of the main purposes for the creation of the BCCA was to submit a comprehensive NCP for approval and to guide those recommendations toward completion. We want to thank all the Buckingham residents, the volunteers from the Buckingham Outreach Center, and members of BU-GATA for participating in this important community project to improve our neighborhood.

Formed and organized in July 2003, the BCCA began its year-long distribution of its NCP survey in 2004 and received over 300 responses (see Appendix A). Prior to our existence, however, many of the community needs were identified through the Neighborhood Strategy Area (NSA) plan, approved by the County Board in April 2000. Unfortunately, the NSA plan process does not lend itself to the same funding considerations for capital improvement projects, limiting the effectiveness of the plan. In May 2005, the BCCA participated in a “Walking Town” meeting with the entire Arlington County Board where improvement projects were brought to the attention of County Board members and staff. Over 100 Buckingham residents turned-out for the meeting, demonstrating the strong commitment to the neighborhood and interest in improvements. The results from the NSA plan, the NCP survey, and the areas identified along the route of the walking town meeting form the basis of our Plan.

Throughout the NCP, there are references to the Buckingham boundaries of the civic association (see page 38), the boundaries of the NSA (see page 35), and the boundaries of Neighborhood Conservation program, below:



While these boundaries are generally complementary, they are not completely identical. It is important to recognize these differences.

The Plan begins describing the General Neighborhood Conditions of Buckingham. One of the more worthy items to note is the diversity of the kinds of housing within Buckingham, and the diversity of the population itself – all within the desirable Rosslyn-Ballston corridor. Although predominantly composed of rental apartments, the neighborhood has a large number of condominiums and very few townhouses and single-family homes.

In addition, the large numbers of families with children and the population of senior citizens residing at the Carlin and Culpepper Garden make Buckingham an inviting neighborhood for all ages. Most significantly, however, Buckingham has a large number of ethnic minority groups. Its location near the Ballston Metro and the Ballston Commons Mall make Buckingham one of the most desirable communities in Arlington.

The next chapter offers a comprehensive History of the Buckingham area. The neighborhood has a very rich and significant history. As noted in this chapter, the Buckingham neighborhood is widely-recognized by its garden-style apartments. First Lady Eleanor Roosevelt paid a visit to them and complimented the architectural design in the late 1930s. These apartments were even the topic of a *New York Times* front-page story in 1937.

The third chapter deals with Land Use and Zoning, highlighting the diversity in residential units within the neighborhood. The Chapter also makes recommendations on zoning and historic preservation.

The fourth chapter, Streets, Sidewalks, and Lighting, reveals that this may be the area where Buckingham shows the most neglect relative to the number of pedestrians and relative to other Arlington neighborhoods. Primarily, this is a safety issue and, secondarily, one of aesthetics and a sense of community-feeling. There are several streets and intersections that have either poor or no lighting, making streets dangerous for children and the elderly. Another area contributing to the lack of aesthetic appeal is the inconsistent type of lighting within the same block. Further, increased traffic has caused many of our crosswalks to be dangerous, resulting in the need for significant improvements to slow traffic.

The fifth chapter addresses Traffic Calming. Many of the same intersections that cause concern in the fourth chapter are highlighted again here. The BCCA makes several recommendations that will improve these areas.

The sixth chapter, Parking, lays out a series of recommendations to address a growing problem within the neighborhood resulting from commuters parking in Buckingham to save money while taking the Ballston Metro and visiting the Ballston Common Mall.

The seventh chapter, Public Safety, highlights the community's strong and effective relationship with the Arlington County Police Department. While there remains concern about the rate of crime that has existed in Buckingham, we believe significant strides have been made to improve this area. In addition, this chapter further emphasizes the dangerous traffic conditions and poor lighting as a safety hazard to our neighborhood. The BCCA makes several recommendations, also addressed in previous chapters, to correct these inefficiencies.

The final chapter, Recreation and Beautification, notes the lack of recreational facilities in the Buckingham community. While acknowledging the existence of the Lubber Run Community Center, the Plan emphasizes that this facility is outdated, inadequate, and does not meet the needs of the community. The BCCA recommends the County tear down the Community Center and replace it with a green, state-of-the-art facility that takes full advantage of unused space and offers a full-range of uses and services. In addition, this chapter points out the many problems the Buckingham neighborhood faces with litter throughout the community.

Again, the BCCA wishes to thank all those who contributed to the creation of the NCP. In particular, we want to acknowledge the chairs of the committees: Patrick Hope (Executive Summary and Introduction); Bernie Berne (History); Doug Norris (Land Use and Zoning); Suzanne Perry (Streets, Sidewalks, and Lighting); Caroline Eddins (Traffic Calming); Jane Burr (Parking); Marco Vallejos (Public Safety); Paul Ropp (Recreation and Beautification); Steve Thurston (Editor-in-Chief); and Kristen Hope (pictures). In addition, we want to thank several members of Arlington County staff. In particular, we acknowledge Connie Freeman (Human Services); Carol Hoover (Parks, Recreation and Cultural Resources); Jennifer Daniels (Community Planning, Housing and Development); and Adam Denton, Colleen Connor, and Tim McIntosh (Neighborhood Conservation Division of the Community Planning, Housing and Development Department) whose assistance throughout the development of this Plan was instrumental.

There are many other Buckingham neighbors who participated throughout this process that the BCCA wishes to thank.

CHAPTER 1

GENERAL NEIGHBORHOOD CONDITIONS OF BUCKINGHAM

The Buckingham Community Civic Association is bordered by a patch-work of streets in North Arlington. U.S. Route 50 and North Glebe Road make up the south and east sides of the neighborhood. North Carlin Springs Road is the northern boundary (excluding Cathcart Springs). Three streets connect North Carlin Springs Road and U.S. Route 50 along the western border of the neighborhood: the border heads south down North Park Drive from North Carlin Springs then along North George Mason Drive to North Henderson Road which connects with U.S. Route 50. Along this western border, however, single-family houses along the south side of North 2nd Street east of Henderson Street are part of the Arlington Forest Civic Association.

The three primary advantages to living in the Buckingham neighborhood, as noted by survey participants, are:

- Quality of life associated with the proximity to the Ballston Metro, shopping, Ballston Common Mall, movie theaters, etc.;
- The tranquil nature through the neighborhood's abundance of trees, wildlife, and the proximity to Lubber Run Park; and
- Buckingham's diversity of population and richness of many cultures.

The three primary disadvantages to living in the Buckingham neighborhood, as noted by survey participants, are:

- Increased traffic and speeding through the Buckingham neighborhood, especially along North Carlin Springs Road, North George Mason Drive, North Henderson Road, and North Pershing Drive. To a lesser degree, many of the neighborhood streets are also experiencing increased traffic and speeding;
- Noise, associated with increased traffic, but also through the denseness of the population contributing to this disadvantage; and
- The increase in crime in Buckingham.

Secondary disadvantages to living in the Buckingham neighborhood noted by survey participants are:

- Problems of litter and overall cleanliness in the neighborhood, compared to neighboring civic associations;

- The lack of parking due to the denseness of the population, but also because of Metro commuters;
- Poor rental housing maintenance; and
- Unsafe pedestrian crosswalks, primarily due to the increase in traffic, but also due to poor design of intersections and inadequate lighting at major intersections

Residential Areas

The types of Buckingham housing and their residents are divided into three major categories: condominiums, apartments (both market-rate and affordable units), and single-family homes. In addition, Buckingham has two prominent Arlington senior citizen facilities in Culpepper Garden and the Carlin. With very few exceptions, Buckingham's three major categories of housing are uniformly distributed throughout the community.



Condominiums

The three major condominium complexes in Buckingham include:

- **Arlington Oaks** contains 372 garden-style units converted to condominiums in 1982. Arlington Oaks is located along North Pershing Drive between North Thomas and North 2nd Street. Arlington Oaks' offices are located at 4490 North Pershing Drive.
- **The Chatham** is a freestanding building, which contains 249 condominium units. The Chatham is located at 4501 Arlington Boulevard.
- **Hyde Park** is another freestanding building which contains 322 condominium units. Hyde Park is located at 4141 North Henderson Road.



The major apartment complexes in Buckingham include:

- **Buckingham Village Apartments** is a 456-unit garden apartment complex, the largest apartment complex in the Buckingham Community Civic Association. Buckingham Village is located between North Henderson Road and North Pershing Drive between North Thomas Street and Culpepper Gardens. The management office is currently located at 4319 North Pershing Drive and is managed by Paradigm Management Company.
- **Gates of Ballston** is a 464-unit garden apartment complex owned and operated by AHC, Inc. The Gates of Ballston borders North Glebe Road, North Henderson Road, North Thomas Street, and North Pershing Drive. The management office is located at 4207 North Pershing Drive.
- **Glenayr Apartments** is a 156-unit garden apartment complex. Glenayr Apartments is located off North Park Drive between North George Mason Drive and North 4th Road. The management office is located at 399 North Park Drive.
- **George Mason Apartments** is an 82-unit affordable garden apartment complex owned and operated by Stanciu Management. George Mason Apartments are located between North Henderson Road and North 4th Street. The management office is located at 4315-A North 4th Street.
- **Knightsbridge Apartments**, is a 37-unit affordable garden apartment complex, and **Whitfield Commons**, is a 64-unit affordable garden apartment complex owned and operated by Wesley Housing Development, Inc. Knightsbridge and Whitfield Commons are located along the 200 block of North Glebe Road and 200 block of North Thomas Street respectively.





The two major senior citizen facilities located in Buckingham include:

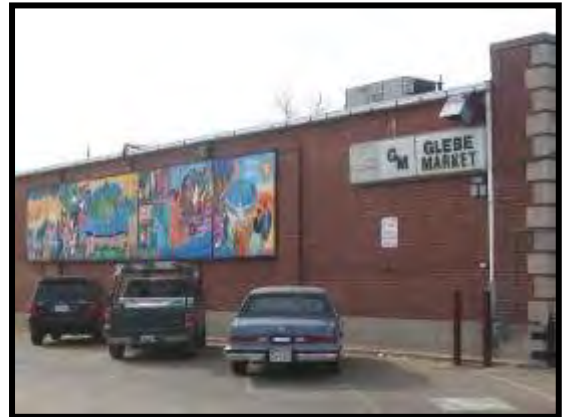
- **The Carlin** is a 162-unit independent living facility for seniors. The high-rise was completed in 1995 and is owned and operated by the Retirement Housing Foundation. The Carlin is located at 4300 North Carlin Springs Drive.
- **Culpepper Garden** is an award-winning, non-profit retirement housing community for low-income seniors age 62 years of age and older. The 273-unit building is licensed and operated as independent living, as assisted living, and as nursing home care. The facility is owned and managed through Arlington Retirement Housing. Culpepper Garden is located at 4435 North Pershing Drive. The facility is also home to one of Arlington's Senior Centers.

Business Establishments

One of the many advantages to living in the Buckingham community is the proximity to the Ballston Common Mall and access to shopping in the surrounding area, featuring many businesses that offer a diverse menu. The majority of Buckingham businesses are located along North Glebe Road, with Buckingham's heaviest business concentration at the intersection of North Pershing Drive and North Glebe Road.

Buckingham Shopping Center

Located at the intersection of North Glebe Road and North Pershing Drive, the Buckingham Shopping Center is shared by the Buckingham Community Civic Association and the Ashton Heights Civic Association. Among the business establishments in the Buckingham neighborhood are the El Paso Café, Popeye's Chicken, Glebe Market, Woof's Dog Training, CVS, and Ravi Kabob (soon to move in next to CVS). On the Ashton Heights side, there are numerous other businesses utilized by the Buckingham community.



Harris Teeter

Located at 600 North Glebe Road, Harris Teeter is the largest grocery store chain located in Buckingham. The Harris Teeter grocery was completed in 1999.



American Service Center

Located at 585 North Glebe Road, American Service Center sells and services Mercedes Benz automobiles. While the American Service Center's primary location is located along Glebe Road, they have a substantial parking lot located at the intersection of North Glebe Road and North Quincy Street.

Goodyear Tire & Rubber Company

Located at 650 North Glebe Road, Goodyear Tire has been the site for several years to be the location of an overhead crosswalk, connecting the south side of North Carlin Springs Road with the eastside of North Glebe Road. Goodyear Tire, through Gemini Auto Service, performs several services related to automobile maintenance from oil changes, wheel alignment, and brake repairs.

200 North Glebe Road Office Building

Located at 200 North Glebe Road, this building houses several businesses. Among the businesses operating at this location are: Cvent, a publicly traded company that is an event planning business, NAMI-Northern Virginia, Allstate, Premier Primary Care, and Jazzercise.



Arlington Red Cross

Located at 4333 Arlington Boulevard, this facility serves as the county's local Chapter of the American Red Cross, a humanitarian organization led by volunteers providing relief to victims of disasters and helping individuals prevent, prepare for, and respond to emergencies.

Other Fast Food Restaurants

Buckingham has a couple of the nation's most popular fast food restaurants: McDonalds, located at 40 North Glebe Road, and KFC, located at 70 North Glebe Road.

Parks and Recreational Facilities

Unfortunately, the Buckingham community is one of the few civic associations in Arlington not to have a park within its boundaries. The nearest county park or recreational facility is the beautifully maintained Lubber Run Park and the outdoor facilities of Barrett Elementary School - neither of which lies within the Buckingham Community Civic Association boundaries. Buckingham will soon have a small, corner park, "Buckingham Plaza," to call its own, made possible through the County's Neighborhood Opportunity Fund, used to support small infrastructure projects in Neighborhood Strategy areas.

Barrett Elementary School

Named after a prominent Virginia physician and humanitarian, Kate Waller Barrett Elementary School is located at 4401 North Henderson Road. Barrett opened its doors in 1939 and its student population is reflective of Buckingham's rich cultural and racial diversity (66 percent Hispanic/Latino).



Lubber Run Park and Community Center

Located at 300 North Park Drive, the Lubber Run Community Center is one of the most visited and used community centers in Arlington County. Lubber Run Park, at North Columbus Street and North 2nd Street, sits on nearly 23 acres featuring an amphitheater, streams, nature trails, and picnic areas for residents to enjoy. The community center is packed with community activities for adults and children throughout the week and also serves as office space for Parks, Recreation, and Cultural Resources Department. The community center is not handicap accessible and is not capable of fulfilling all the needs of Buckingham and the surrounding community.

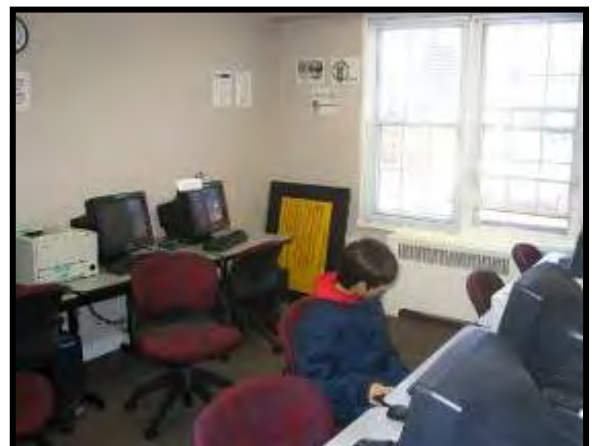
Buckingham Plaza

Located at on the north side of North Henderson Road and east side of North George Mason Drive, this parcel of land will serve as a gathering spot with flowering trees, benches, and adequate lighting. Buckingham Plaza is made possible through County funding and an easement from Arlington Public Schools. The proposed Buckingham Plaza is scheduled for opening spring or summer of 2006.



Buckingham Community Outreach Center

Housed in two (2) two-bedroom apartments in the Gates of Ballston Apartments, this facility serves as the Buckingham community's only community center that offers English-language classes, computer training, and other resources to obtain employment.



Libraries

The closest community library is Central Library located at 1015 North Quincy Street in the Ballston-Virginia Square Civic Association, although there is a satellite library located in the Buckingham Outreach Center.

Churches

Buckingham has a few churches within its boundaries, the most prominent of which is St. Thomas More Cathedral.

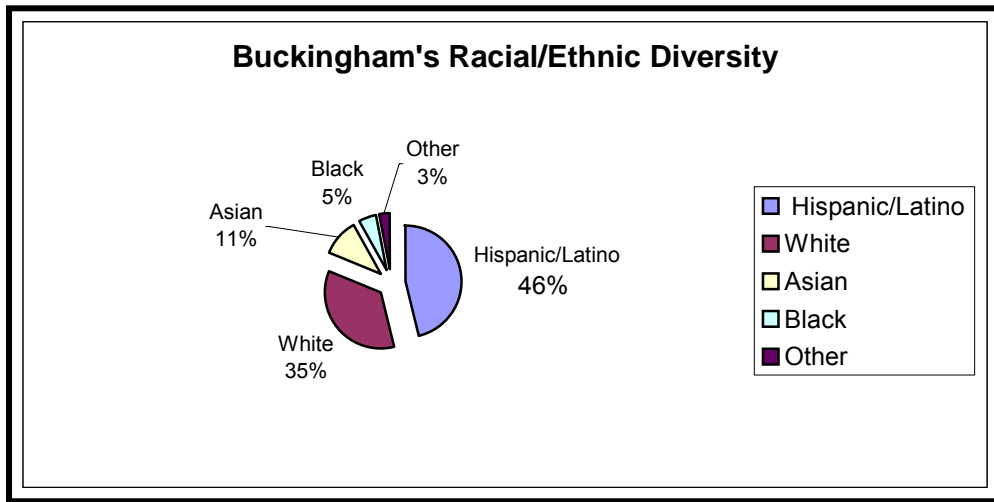


Post Office The nearest post office is the Buckingham Post Office, located at 235 North Glebe Road. See the History section for more detailed information on the Buckingham Post Office.

Fire and Rescue Service

Ballston Fire Station #2, located at 4805 Wilson Boulevard, is the nearest Fire Station and Rescue Service, located within the Bluemont Civic Association.

Demographics



Buckingham’s demographic statistics from the 2000 census demonstrates a growing population that is among the most culturally diverse civic associations in North Arlington. There are several related statistics that are important to note and should guide Arlington County planners for the future.

The population demographics show 47 percent of the Buckingham population is Hispanic/Latino; 33 percent is White; 11 percent Asian Pacific Islander; and 6 percent African American. Not surprisingly, Buckingham has a high number of foreign-born residents: 77 percent of who are from Latin America (mainly El Salvador, Bolivia, Mexico, and Peru); 18 percent are from Asia (mainly Pakistan); 3 percent are from Africa; and 2 percent are from Europe.

Source: U.S. Census Bureau (2000)

Statistics regarding income and poverty create many challenges. The median household income is \$42,571 with 15 percent of households earning less than \$15,000. Sixty-eight percent (68%) of Buckingham residents are low/moderate income persons, and 14 percent live in poverty.

Adding to Buckingham’s diversity, nearly 17 percent of Buckingham’s residents are children and 10 percent are senior citizens.

HISTORY OF THE BUCKINGHAM COMMUNITY

The Buckingham Neighborhood Conservation Plan (NCP) encompasses an area at 77° 7' West longitude and 38° 52' North latitude. The triangle's northwest corner is at the intersection of North Carlin Springs Road and North Glebe Road (Virginia Route 120), about a quarter of a mile south of the Ballston Metro Station. Its southwest corner is at the intersection of North Henderson Road and Arlington Boulevard (U.S. Route 50), while its east corner is at the intersection of North Glebe Road and Arlington Boulevard.

The Plan's area is located near the eastern edge of the Piedmont geological region, approximately 250 to 275 feet above sea level. The area's ground elevations are highest near its northwest corner and lowest near Arlington Blvd. Soil of the Leonardstown silt loam type covered the area until development began.

A divide running between North Glebe Road and Wilson Boulevard north of the Buckingham area separates the watersheds of Four Mile Run and Spout Run. Before construction of the area's storm sewer system, most of Buckingham's waters drained southeast into Doctors Branch (Doctors Run) of Four Mile Run. After crossing the present path of Arlington Blvd., these waters descended steeply through the fall line (the division between the hard metamorphic rocks of the Piedmont and the easily-eroded softer sedimentary rocks of the coastal plain) in the deep valley of Doctors Branch, running south in the Branch a short distance east of the present route of S. George Mason Drive.

These waters entered Four Mile Run a short distance above the lower end of the fall line and of the western edge of the coastal plain. They then slowed while traveling east through the gently sloping coastal plain until reaching the tidal Four Mile Creek and Potomac River immediately south of National Airport. From there, the waters flowed down the Potomac River to the Chesapeake Bay and the Atlantic Ocean.

In the western portion of its area, Buckingham's waters drained southwest into Lubber Run. After crossing the present route of George Mason Drive, the waters descended steeply through the fall line in a valley to enter Four Mile Run about a mile upstream of the mouth of Doctors Branch.

Prehistoric Period: Before 1492

The Buckingham area contains no known evidence of human habitation that preceded the period of European settlement. American Indians likely traveled through the area for at least 3000 years preceding this settlement; however, the Indian's own settlements were generally located near larger rivers and streams than had existed in and near Buckingham.

Colonial Period: 1492-1776

Following Christopher Columbus' 1492 visit to the Americas, the Spanish crown laid claim to the entire North American continent. However, the Spanish did not settle large parts of the continent and were thus unable to fully enforce their claim. Rival European nations therefore issued competing claims upon the continent, which they began to implement by establishing settlements during the early 17th century.

In April, 1606, King James I of England issued a charter to the Virginia Company of London (the London Company), whose first name commemorated the preceding English monarch, Queen Elizabeth I (the "Virgin Queen"). On May 13, 1607, the London Company's settlers landed on Jamestown Island near the mouth of the James River in tidewater Virginia, where they established "James Citie" (the Jamestown Settlement), the first permanent English settlement in North America.

During the following year, Captain John Smith sailed up the Chesapeake Bay from the Jamestown Settlement to the Potomac River, mapping the River up to the base of Little Falls, near the present site of Chain Bridge. Near the present site of the 14th Street bridges, Smith encountered the residents of an Indian village whose name translated to "Nameroughquena."

Captain Smith noted at that time that the local Indians, whom he termed "Salvages", appeared to speak in the Delaware dialect of the Algonquian linguistic group. These "Salvages" were likely Necostins, who were members of the Powhatan Confederacy, a loose grouping of Indian tribes that occupied much of Northern Virginia. However, at the time of Smith's visit, the Necostins were asserting their independence from Chief Powhatan, who primarily ruled near the James River.

In 1632, England's King Charles I granted the Potomac River and adjacent lands to the north and east to Cecil Calvert, 2nd Lord Baltimore. Although King Charles was subsequently beheaded, his grant established the northern and eastern limits of Virginia, and ultimately, of Arlington County.

In 1645, Northumberland County was established in Virginia's Northern Neck, which lay west of the Chesapeake Bay between the Rappahannock and Potomac Rivers. This was the first English county that encompassed Buckingham's area.

In 1649, King Charles II, while living in exile during the Oliver Cromwell Commonwealth in England, granted all unseated lands in Northumberland County to seven followers, including two Culpeper cousins. Although King Charles lacked the ability to implement his grant at that time, his action established the Northern Neck Proprietary.

In 1653, increasing European settlement created the impetus for the establishment of Westmoreland County in the northern portion of Northumberland County. Five years later, Oliver Cromwell died, and in 1660, the English crown was restored to Charles II

In 1664, the Buckingham area became a part of Stafford County, which was established at that time in the northern portion of Westmoreland County. In May, 1669, Charles II granted a new charter for the Northern Neck Proprietary. Thomas, 2nd Lord Culpeper, Baron of Thoresbury, and Thomas, 5th Baron of Cameron had by that time acquired the interests of the original grantees. However, neither ever visited their holdings.

Shortly thereafter, in October 1669, the English Crown granted to Captain Robert Howson in exchange for the transportation of 120 settlers a patent that supposedly contained 6000 acres of Northern Virginia land. The area of this patent contained all of the unseated land in an area between the Potomac River and an unsurveyed boundary line that ran one to two miles west of the River from a point on Hunting Creek (the southern border of the future City of Alexandria) in a north-northwest direction to a point near Clarendon on a westward extension of a line that now forms the northern boundaries of Arlington Cemetery and Fort Myer.

The Howson patent was the last royal patent granted in Northern Virginia outside of the Northern Neck Proprietary. Although its actual boundaries had not yet been surveyed, its area encompassed the eastern portions of the present Arlington County and City of Alexandria.

One year after the Crown granted the Howson patent, John Alexander purchased the patent from Captain Howson for 6,000 pounds of tobacco (one pound of tobacco per acre). However, Mr. Alexander chose to live elsewhere.

By 1679, as a result of incursions by hostile Indian tribes from the north and by European settlers, Indians no longer permanently resided in the area that would become Arlington. In 1688, King Charles II granted a final charter for the Northern Neck Proprietary to Thomas, 2nd Lord Culpeper.

Because of the lack of an accurate survey, nobody knew at the time whether the future Buckingham area lay within the Proprietary or whether it lay within the area of Howson patent. Thus, people who presumably owned properties in and near Buckingham had no assurance for many years that they actually held clear titles to their lands.

In 1693, Thomas, 6th Lord Fairfax, 6th Baron of Cameron, was born at Leeds Castle, Kent County, England. Thomas subsequently inherited the Northern Neck Proprietary in 1719.

In 1725, Thomas, Lord Fairfax, while still residing in England, issued to Robert Bates a 525-acre grant in Stafford County that included nearly all of the Buckingham area. In 1730, that area became a part of the new Prince William County.

In 1737, John Warner surveyed the Northern Neck Proprietary for Thomas, Lord Fairfax. His survey showed that the Proprietary, which extended westward from the Chesapeake Bay between outlets of the Rappahannock and Potomac Rivers to the source of the north fork of the Potomac River, contained more than 5.2 million acres.

By 1740, the first known road had been built through the Buckingham area. Later named Glebe Road, this road traveled from the future site of the Town of Alexandria to the future site of Chain Bridge, where Pimmit Run descends in a gentle grade down a narrow valley to the Potomac River. Named for the glebe (the land belonging to a parish church) of Fairfax Parish through which it passed, the road ultimately grew to become a major thoroughfare in Arlington and Alexandria.

A short distance northwest of Buckingham, this road crossed in 1740 a road that traveled between Falls Church and the future site of Rosslyn. Known for many years as the Georgetown-Falls Church Road, the intersecting road became Wilson Blvd during the 20th century. The intersection between the two roads acquired the name of Balls Crossroads (or Balls Crossing) after Ball's Tavern was built there. As time passed, the intersection became the site of a growing village that acquired the name of Ballston in 1895. As more time passed, Ballston became the western end of the county's Rosslyn-Ballston development corridor, whose height and density is still increasing.

In 1742, the Buckingham area became a part of Fairfax County. This county, named in honor of Thomas, Lord Fairfax, was created out of the northern portion of Prince William County to accommodate the increasing settlement in the area.

In 1746, Daniel Jennings performed at the request of Gerrard Alexander, a great grandson of John Alexander, the first known survey of the Howson patent. The survey demonstrated that the patent, actually contained 8,000 acres, rather than the 6,000 acres for which John Alexander had earlier paid.

The western boundary of the area that Jennings surveyed passed about one-quarter of a mile east of the present intersection of North Glebe Road and Arlington Boulevard (the east corner of the Buckingham NCP area). The location of this boundary confirmed that Thomas, Lord Fairfax, had properly granted the future Buckingham neighborhood to Robert Bates two decades earlier, as the neighborhood's site proved to be within the Northern Neck Proprietary, rather than within the area that the Howson patent had encompassed.

In 1747, Thomas, Lord Fairfax, immigrated to Virginia, becoming the first Proprietor of the Northern Neck to live on its property. Except for short intervals, he continued to reside in Virginia until his death in 1781, whereupon the Commonwealth of Virginia confiscated the Proprietary when its heir remained in England.

In 1749, the Virginia General Assembly enacted legislation that created the town of Alexandria on 60 acres of land on the Potomac River north of Hunting Creek. Most of the area's development gradually extended outward from that focus and from a focus at Georgetown, leaving Buckingham in a rural state for nearly two centuries.

By 1760, Daniel Jennings, Jr., had acquired a property that included the northern part of Buckingham. Jennings, five slaves, and several tenants lived on this property. William Harding owned a property containing the southern part of Buckingham. Four slaves lived on this property.

Revolutionary War to Civil War: 1776 – 1861

The Revolutionary War apparently had little or no impact on the Buckingham area, which was still rural. There is no evidence that troops passed through or fought in the area during the conflict.

In 1791, the first Congress passed legislation that established the location of the federal capital in a 100 square mile territory that Virginia and Maryland would cede to the U.S. government. However, the legislation contained a provision that prohibited the construction of any federal offices on the Virginia side of the Potomac River. This provision helped ensure that Buckingham would remain rural for nearly one-and-a-half more centuries.

Andrew Ellicott's 1791-1792 survey of the boundaries of the future District of Columbia placed the portion of Fairfax County that contained Buckingham within the area that Virginia would cede to the federal government. In 1801, an Act of Congress established the County of Alexandria, D.C., within which Buckingham then lay.

Because Alexandria County lacked a strong federal presence, local support developed for a retrocession of the county to the Commonwealth of Virginia. In 1846, Congress authorized the retrocession, and in 1847, the County of Alexandria, Virginia, was organized pursuant to Virginia authorizing legislation.

During this period, the 98-acre Virgil Corbett estate and farm was established in the southeastern part of the Buckingham NC Plan area. At about the same time, Thomas Jefferson Cathcart, a son of James Leander Cathcart (consul to Tripoli and Consul General to Spain under Presidents John Adams, Thomas Jefferson and James Madison) purchased and farmed the portion of the Buckingham area that lay northwest of the future route of Henderson Road.

Civil War to 20th Century: 1861 -1900

In 1861, Virginia seceded from the United States and joined the Confederate States of America. One day after the secession, Union Army troops invaded Alexandria County. Shortly thereafter, Union and Confederate troops skirmished near Balls Crossroads, perhaps in the Buckingham area.

Between 1861 and the end of the Civil War (known in the South as the "War of Northern Aggression" and in the North as the "War of the Rebellion"), the Union Army cut down much of Alexandria County's woodlands to support their activities and to detect Confederate incursions. In addition, the Army constructed a number of forts and camps throughout Alexandria County,

which primarily served as a staging area for the Union's Army of the Potomac. While none of these facilities were in or near the Buckingham area, the Army raised an observation balloon near Balls Crossroads on several occasions.

After the Civil War ended in 1865, those Virginians who could demonstrate that they had remained loyal to the Union received compensation for losses due to Army activities; those that could not, did not. It is open to question as to whether any of Buckingham's residents received any such compensation.

In 1870, Alexandria City separated from Alexandria County. The future Buckingham area was placed in the new Arlington Magisterial District of Alexandria County, which had its own court house in Alexandria City. Two other such districts, the Washington Magisterial District and the Jefferson Magisterial Districts, were also established within the county.

By 1878, Alexandria County had constructed near Buckingham the future Carlin Springs Road, which at that time ended at the century-old Georgetown-Falls Church Road (Wilson Blvd.) west of Balls Crossroads. The road, which connected the Balls Crossroads area with the Carlin Springs area south of Four Mile Run, traveled near Lubber Run along the present route of North Abingdon Street west of the Buckingham area, rather than on its present route. At that time, Emily B. Corbett owned a house near Glebe Road in the southeastern portion of the Buckingham area.

In 1886, Arthur W. Cathcart, a mechanical engineer who was a son of Thomas Jefferson Cathcart, married a daughter of Virgil Corbett, merging the Virgil Corbett and Cathcart estates into one family's ownership. The Cathcart farm, as it was then called, contained nearly all of the property on which the Buckingham neighborhood would later be developed.

In 1893-1894, John B. Henderson, Jr., purchased three adjacent properties totaling 134 acres immediately south of the Cathcart farm. Mr. Henderson, the son of a U.S. senator from Missouri, was a lawyer and diplomat whose primary interests lay in marine biology.

Although his primary residence remained in a mansion in Washington, D.C., Mr. Henderson constructed on his Virginia property in 1894 a two-story wood and plaster Swiss-style house as a country estate. A stone driveway lined by trees led from the house to a road eventually named "Henderson Road" that traveled to Glebe Road through the future Buckingham neighborhood between the properties of the Cathcart and Corbett families.

In 1896, the Washington, Arlington and Falls Church Railroad opened an electric trolley line along the future routes of North Fairfax Drive and Metrorail's Orange Line. Although the densely-developed Rosslyn-Ballston corridor subsequently grew along its route, the trolley's major effect on the Buckingham area was to shift the path of development northwards from Balls Crossroads to a new community named Central Ballston that grew along the line.

In 1898, a new Alexandria County Courthouse was constructed near the trolley line close to the present sites of the Arlington County courthouse and office building. Arthur W. Cathcart served on the commission that acquired the property on which Courthouse was built.

Early 20th Century: 1901-1930

By 1908, Arlington County had constructed a road along the present route of North Carlin Springs Road near the future Buckingham area. The road connected the older road from the Carlin Springs area to an intersection on Glebe Road southeast of Balls Crossroads. This intersection now forms the northeast corner of the Buckingham NC Plan area. In 1908, a road named Cathcart Road traveled south from Glebe Road through the Cathcart farm into the future Buckingham NC Plan area.

By 1915, several small buildings had been constructed in the Buckingham area along Glebe Road. Cathcart Road had been extended eastward to reach Fort Myer. After the First World War ended in 1918, Cathcart Road was renamed as Pershing Drive to commemorate General John J. (Black Jack) Pershing.

In 1920, Alexandria County was renamed to Arlington County to reduce confusion with Alexandria City. The Buckingham area remained in the Arlington Magisterial District of the County.

During the 1920's, automobiles, trucks and buses came into common use, competing with trolleys and railways and creating an impetus for new paved roads. By 1927, a community named Glebewood had developed in the Buckingham area southeast of the intersection of Pershing Drive and Glebe Road, in the vicinity of the future Arlington Boulevard.

South of Glebewood, Swidells Junior College, a girls school which by 1931 had been named Arlington Hall, operated around 1927 on a large property that an entity named Sullins College then owned. Northwest of Glebewood, a new road named Detroit Street traveled in the Buckingham area parallel to Glebe Road, connecting Henderson Road to the present route of North Carlin Springs Road, which at that time was named Carlin Drive.

Mid-20th Century: 1931-1970

In 1931, ground was broken in Falls Church for National Boulevard, the nation's first transcontinental highway specifically designed for motor vehicles. Soon renamed to Lee Memorial Boulevard and then to Lee Boulevard, the federal government initially expected the highway to travel from Washington, D.C., westward through the South to end near the Pacific Ocean in southern California.

However, the highway was only constructed along its original route in Virginia and Texas. Later designated in Arlington as U.S. Route 50, the 3,073 mile-long road now travels west through the nation's midsection from Ocean City, Maryland to Sacramento, California, passing near or

through Washington, D.C., Cincinnati, St. Louis, Kansas City, central Colorado, Carson City and Lake Tahoe. Although U.S. 50 once crossed California to terminate near the Pacific in San Francisco, an interstate highway replaced its western end in 1972.

In 1932, Arlington County reorganized itself to eliminate its magisterial districts and to become a unitary entity. As part of the reorganization, the county established its present county manager form of government.

In 1933, Lee Boulevard was paved along the present southern border of the Buckingham neighborhood. The paving coincided with the beginning of a period of rapid growth for the federal government in Washington at the start of President Franklin D. Roosevelt's New Deal.

As a result, Lee Boulevard's construction gave neighboring property owners an immediate impetus to subdivide their farms and estates and to sell their properties to speculators and developers. Before very long, a number of new residential communities that motor vehicles could conveniently serve would begin to grow near the Boulevard's route through Arlington.

Around 1935, the Thomas J. Cathcart subdivision was established in the area of the Cathcart farm that lay northwest of Pershing Drive. At the same time, the Parmalee subdivision was established west of Henderson Road near Lee Boulevard, on property that had once been part of the Henderson estate. Thus began the process that would soon replace the area's farms and estates with buildings, streets, parking lots, young trees and grassy lawns.

By that time, the first part of the future George Mason Drive had been constructed between Lee Boulevard and Henderson Road. Lucy and Sarah Ball owned a parcel of property in that vicinity between Henderson Road and Pershing Drive, north of Lee Boulevard.

Also at about that time, the federal Post Office Department began to plan the construction of a central post office for Arlington County. Located near a trolley line in Clarendon (the county's primary business area), the central post office would replace a number of individual community post offices that then existed throughout the county.

When making these plans, the Post Office Department found that many Arlington communities had street names and numbers that were similar or identical to those in other communities in the county. As a condition for building the central post office (whose construction began in 1937), the Post Office Department required the county to rename its streets to permit the Department to deliver mail that senders would soon address to Arlington, rather than to community post offices.

In 1935, the county therefore gave new names to many of its streets. The naming system made the new Lee Boulevard a dividing line within the county. Sequentially numbered streets followed by geographical designators crossed the Boulevard (if they reached it). Streets with alphabetically-sequenced names that were preceded by geographical designators traveled parallel to the Boulevard in its vicinity. Many of Arlington's streets therefore acquired in 1935 such

names as First Street North and North Quincy Street north of Lee Boulevard and First Street South and South Quincy Street south of the Boulevard. However, some of these changes did not last very long.

In the Buckingham area, Detroit Street, which had traveled between Carlin Drive (now North Carlin Springs Road) and Henderson Road, became North Utah Street in 1935. However, soon after county renamed Detroit Street, a new extension of the street to North Pershing Drive acquired the inconsistent name of North Thomas Street. The name of this extension appears to have commemorated Thomas Jefferson Cathcart.

Before long, the street's name and length had changed again. The short section of the street originally named Detroit Street that had been renamed 1935 as North Utah Street became in 1938 the west end of North Thomas Street, which by then extended east of Henderson Road into the Buckingham community. Fortunately for confused area residents and others, some of the area's major routes (Henderson Road, Glebe Road and Lee Boulevard) kept their older names, at least for a while.

However, the naming of Carlin Springs Road proved to be particularly vexing. In 1931, Carlin Springs Road traveled near Lubber Run to Wilson Boulevard, west of Balls Crossroads. The connecting street that ended at Glebe Road southeast of Balls Crossroads still bore the name of Carlin Drive.

When the county renamed its streets in 1935, Carlin Springs Road became North Abingdon Street. Carlin Drive became North Carlin Springs Road.

However, the county's 1938 maps misidentified the new route of North Carlin Springs Road as North "Carlyn" Springs Road, perhaps reflecting spelling in the name of the Glencarlyn subdivision, which had earlier borne the name of Carlin Springs. When the county corrected its spelling error around 1970, North Carlyn Springs Road again became North Carlin Springs Road.

When they opened along North "Carlyn" Springs Road in the 1960s, the Buckingham area's Park Carlyn Apartments and Carlyn Springs Apartments contained the misspelled word within their own names. As their names have not changed, the Apartments continue to memorialize the 1938 misspelling, which remained on official county maps for three decades.

Elsewhere in 1935, Allie S. Freed, Clarence Stein and Henry Wright founded in New York City a company that they named Paramount Communities, Inc. Freed, the company's president, was the owner of Paramount Motors Corporation (a taxi manufacturer), the chairman of the influential Committee for Economic Recovery and an associate of President Roosevelt. Stein, a developer of several residential communities throughout the nation, served as general manager. Wright, a well-known proponent of the Garden City movement, served as the company's planner and architect.

By 1936, Paramount Communities, Inc., had purchased much of the land of the Thomas J. Cathcart subdivision and areas surrounding it between North Carlin Springs Road, North Glebe Road, and Lee Boulevard. In December 1936, Paramount began construction of the Buckingham garden apartment complex through a subsidiary named Buckingham Community, Inc. South of the intersection of North Glebe Road and North Henderson Road, the Buckingham Community developed on the portion of the Thomas J. Cathcart subdivision that Virgil Corbett and his family had earlier farmed during the middle of the 19th century.

Market-rate loans from the New Deal's Federal Housing Authority financed much of the Buckingham Community's development. The second major garden apartment complex built in Arlington and one of the largest in the nation, the project was Henry Wright's last such effort.

Utilizing assembly line methods that Allie Freed had developed at Paramount Motors, the first units of the 1200-unit Buckingham Community opened during 1937. By the time of America's entry into the Second World War in 1941, the project was largely completed on a 120-acre site surrounding a retail center at the intersection of North Pershing Drive and North Glebe Road.



Circa 1937 Photographs of Allie Freed's Buckingham Housing Project Planned by Henry Wright

On November 27, 1937, Eleanor Roosevelt (the nation's First Lady) visited the growing garden apartment complex. She recorded her impressions of the project in her daily "My Day" column, stating, "It is a delightful development ... well planned gives one a feeling that there



is a possibility of doing many things on a community basis that would make life easier for the individual family."

The developer's promotional material was no less effusive. In 1941, an advertisement appeared in the Washington Post that stated, "Glamour attaches itself unmistakably to residential life in Buckingham, for this is an apartment community straight from the fountainhead of American culture with all of the charm and loveliness of old America keyed to modern living ... so that beauty and economy fuse into inspired perfection."

Although originally intended for middle income tenants, Buckingham's promotional efforts attracted many tenants in the upper middle income range. Despite this, the new community failed to charm all of its residents.

In 1938, a group of Buckingham tenants asked Arlington County to declare the community's incinerator a "public nuisance" because of the smoke and odors that the facility was exhaling. In 1941, a number of these tenants staged a strike because of the multiple rent increases that their landlord had imposed.

In 1939, the 40-year old electric trolley line along North Fairfax Drive, which at that time was named the Arlington & Fairfax Railroad, ended operations after falling victim to the internal combustion engine, the Depression, and taxpayer-supported road building and paving programs. For the next 40 years, Buckingham's only nearby form of public transportation would be the bus.

Also in 1939, the Buckingham Theatre opened on the north side of North Glebe Road east of North Pershing Drive. Although the theater is long gone, its building has held since 1990 the latest reincarnation of the Buckingham Post Office, which first opened nearby in 1940 at 301 North Glebe Road.

By 1939, Buckingham Community's early residents had formed the Buckingham Civic Association, the first of several similarly-named organizations that came and went throughout the years. The Association's monthly newsletter bore the name of "The Buckaroo."

In 1940, construction of a portion of the present Arlington Forest community began on the portion of the former Parmalee subdivision that lay immediately south of the present Buckingham NCP area. Developers of the Arlington Forest community preserved woodland on the slopes of the deep valley within which Lubber Run passes through the fall line. This woodland, now in Lubber Run Park, presently separates two portions of the Arlington Forest community from each other.

By 1942, with the Buckingham Community having been largely completed, North George Mason Drive extended from Lee Boulevard past North Pershing Drive to North Henderson Road at the west end of the new development. There the road stopped, blocked by a piece of public property that held the county's Kate Waller Barrett School.

During and after the Second World War, a U.S. Army officers club occupied the former Henderson residence, a short distance west of the Barrett School. Some of the officers attending the club's functions likely worked at the nearby Arlington Hall (formerly the Arlington Hall Girls School), which in 1942 had become the home of the U.S. Army's Signal Intelligence Service (the Army's code-breaking establishment). In 1993, Arlington Hall became the site of the U.S. State Department's National Foreign Affairs Training Center, which was renamed in 2002 as the George P. Schultz National Foreign Affairs Training Center.

In 1951, Arlington County acquired the old Henderson residence for use as a recreation center. However, a fire during a 1954 hurricane destroyed the building soon afterwards. The county subsequently replaced the structure with the current Lubber Run Recreation Center.

Also in 1951, the Parkington shopping center opened across Glebe Road from the northwest corner of the Buckingham NC Plan area. Subsequently redeveloped in 1984 by the May Company as Ballston Common mall, Parkington reputedly had one of the largest parking garages in the U.S. when it opened.

In 1952, Lee Boulevard's name changed to Arlington Boulevard. The change ended twenty years of confusion between the names of the Boulevard and Lee Highway (U.S. Route 29), which both traveled through or near Arlington, Falls Church and Fairfax County.

Between 1945 and 1965, those portions of the Buckingham NCP area not previously developed largely filled up with garden apartments and single family housing. In 1953, the last units of the 1200-unit Buckingham garden apartment complex were completed, ending a twelve year war-time and post-war hiatus during which no new Buckingham Community buildings had opened.

Between 1956 and 1959, North George Mason Drive was extended from North Henderson Road through the county's Barrett School property to reach North Park Drive. The extension separated a small undeveloped piece of this property north of North George Mason Drive from the school and the remainder of its property south of the Drive. In 2005, the Arlington County Board transferred this forested piece of public property to the county's Parks division, making it the Buckingham NCP area's first public park.

By 1961, the county had extended North George Mason Drive from North Park Drive past Lubber Run to North "Carlyn" Springs Road. This extension largely completed the Buckingham NCP area's presently existing street network. In subsequent years, the county would further extend the Drive both north and south of the Buckingham NC Plan area to enable the Drive to eventually bisect much of the county.

In 1964, Paramount Communities, Inc., built the Chatham Apartments on the north side of Arlington Blvd., west of North George Mason Drive. The building's name commemorates Chatham Village in Pittsburgh, Pennsylvania, which Clarence Stein and Henry Wright developed in the early 1930's.

In 1965, the Buckingham Swim Club opened on the northeast side of Glebe Road near the north end of North Henderson Road, providing a much-needed community pool to the growing Buckingham neighborhood. During the same year, the Ku Klux Klan picketed to support continuation of the Buckingham community's long-standing "whites only" rental policy. Counter-demonstrators opposing the Klan's position soon also appeared in the neighborhood. Shortly thereafter, the 1968 federal Fair Housing Act made such arguments moot.

Late 20th Century: 1971 – 2000

In 1973, Paramount Communities, Inc., built the Hyde Park Apartments at the west corner of North Glebe Road and North Henderson Road, directly across North Glebe Road from the Buckingham Swim Club and across North Henderson Road from the Buckingham Community's apartments. The name of this high-rise apartment building commemorates London's Hyde Park, a royal park that is a short distance away from Buckingham Palace. The Hyde Park building remains the Buckingham NCP area's tallest structure.

In 1975, the Culpepper Garden apartment building opened between North Henderson Road and North Pershing Drive, southwest of North George Mason Drive. The Unitarian Church of Arlington constructed this federally subsidized eight story housing project for low income elderly residents on a 4.7-acre site that it bought from a member of its church, "Dr." Charles Washington Culpepper.

After purchasing his property in 1924, "Dr." Culpepper, who was an amateur horticulturist, established a garden that he decorated with a wide variety of flowers, shrubs, bamboo and other plants, while also hybridizing daffodils. According to a 1973 article in the Washington Evening Star and Daily News, "Dr." Culpepper lived on his property for 45 years, but decided to sell it after the garden experienced increasing vandalism. However, "Dr." Culpepper was only able to conclude the sale after some of his neighbors unsuccessfully sued to block the transaction. The garden next to the building that now bears his name continues the site's botanical tradition.

By 1978, passing years without major renovations had taken their toll on Paramount Communities, Inc.'s, properties in the Buckingham NCP area. In that year, James B. Klingbiel purchased Paramount Communities, Inc., for \$48 million, thus acquiring the Hyde Park apartment building, the Chatham apartment building, and Buckingham Community. When making his purchase, Mr. Klingbiel announced his plans to renovate his properties, perhaps converting some units to condominiums.

Shortly thereafter, in 1980, the Hyde Park apartments were converted to condominiums. In 1981, the Chatham apartments and then later a portion of the Buckingham community (Arlington Oaks) similarly underwent condominium conversions.

In response, some of the Buckingham community's alarmed residents formed the Buckingham Tenants Association to express their concerns about the planned renovations, which they

believed might increase their rents or cause their displacements. The tenants' protests succeeded in delaying further renovations and condominium conversions for a number of years.

As a perhaps inevitable result, the remaining rental units in the Buckingham community continued to deteriorate during the following decade. This led to an exodus of the community's more affluent residents and created a major population shift in the Buckingham NCP area. Although the community's population sharply increased, the Buckingham Tenants Association dissolved. Simultaneously, the area's crime rate increased until it ranked among the highest in the entire County. This ranking continued until at least 2004.

By 1990, 58 percent of the households in the portion of the Buckingham NCP area approximately bounded by Glebe Road, Arlington Blvd., Henderson Street, Park Drive and Carlin Springs Road were of moderate or low-income, compared to 30 percent of the county as a whole. Educational levels in this area fell far below the county's average. By 1990, approximately 27 percent of the area's residents lacked a high school diploma, in contrast to the County's average of 13 percent. Approximately 44 percent of this area's residents were foreign-born in 1990; 80 percent of these had arrived in the United States between 1980 and 1990. Many of the new arrivals lacked adequate communication skills in the English language.

During the same period of time, a different type of change was beginning a short distance north of the Buckingham NCP area. In 1979, the Washington Metropolitan Area Transit Authority's (WMATA's) Metrorail Orange Line opened between Rosslyn and Ballston. The route of this underground electric rail line followed the former route along North Fairfax Drive of the Arlington & Fairfax Railroad's electric trolleys.

The opening of the Orange Line created an impetus for a wave of new high-density commercial and residential development along the Rosslyn-Ballston Corridor. This impetus was particularly strong in Ballston, which now had a Metrorail station and, beginning in 1984, access to a new interstate highway that linked Washington, D.C., to the Capital Beltway west of Arlington.

The new freeway, dually designated in Arlington as the Custis Memorial Highway and I-66, followed between Rosslyn and Ballston a former line of the Washington & Old Dominion Railroad, which had closed in 1968. Between Ballston and Falls Church, the highway traversed the former route of the Arlington & Fairfax Railroad, while Metrorail traveled in the highway's median.

To help guide the new development that these transportation improvements would attract, the Arlington County Board approved in 1980 the Ballston Sector Plan. This Sector Plan encompassed the northwestern portion of the Buckingham NCP area.

The Ballston Sector Plan's Concept Plan showed that, in the Buckingham NCP area, commercial establishments should line Glebe Road, while the adjacent residential neighborhood within the Buckingham NCP area should be preserved. To protect this and other nearby neighborhoods, the

Concept Plan stressed in its "Neighborhood Conservation" section the development of effective buffers and transitions between existing low-density and planned high-density areas. The "Neighborhood Conservation" section also proposed changes in the street network to protect neighborhoods from increased traffic, as well as other public improvements to enhance the vitality of these neighborhoods.

However, the county government did not always adhere to these planning principles. In 1991, the county began to hold hearings on the potential designation of the former Buckingham Community as a County Historic District. The owners of the affected properties opposed this designation, claiming that it would restrict their ability to renovate and improve their properties.

Despite these objections, the Arlington County Board approved in 1993 the designation of about half of the area of the former Buckingham Community as a County Historic District. By taking this action, the Board prohibited the owners in the designated area from making any permanent external alterations to their properties unless they first either obtained certificates of appropriateness from the County government or offered their properties for sale for at least a year.

When establishing the Historic District, the County Board excluded from the District most of the former Buckingham Community's apartment buildings in the Buckingham NC Plan area, as well as the Buckingham swimming pool. Shortly thereafter, the county demolished the historic pool and one of the apartment buildings when it extended North Quincy Street to connect Wilson Blvd. with North Glebe Road and North Henderson Road and to provide nearby property owners with new opportunities for high-density development.

When approving its final plan for the North Quincy Street extension, the Arlington County Board disregarded protests by neighborhood residents and by several local civic associations. The protesters contended that the new road would not only destroy historic neighborhood features but would also increase traffic on North Henderson Road and other streets in residential neighborhoods.

The North Quincy Street extension additionally displaced much of a WMATA bus yard that had serviced many regional buses that had traveled on routes in Fairfax County. Deciding not to fund a reconstruction of WMATA's facilities, the Fairfax County government replaced many of its Metrobus routes with a new locally-controlled bus service, the Fairfax Connector.

Shortly after it completed construction of the North Quincy Street extension, the Arlington County government erected and ceremoniously dedicated a historic marker for Buckingham where the new street met North Glebe Road. The ceremony took place near the former sites of the historic building and pool that the County had recently destroyed.

In 1995, "The Carlin" high-rise apartment building was constructed with funding from tax-exempt bonds in the northwest corner of the Buckingham NCP area, immediately adjacent to a three-story garden apartment building. In contrast, the Ballston Sector Plan's Concept Plan had

earlier placed the new building's location within a residential neighborhood preservation area. The "Illustrative Plan" within the Concept Plan had not proposed any new development on the new building's site.

During the early 1990's a new tenant association, the Gates of Arlington Tenants Association, was started when rumors started that the owners of four villages at the Gates of Arlington (a 400-plus unit affordable housing apartment complex) and Buckingham Village would sell and renovate their properties. This tenant association was active during the 1990's and eventually became the BU-GATA (Buckingham – Gates of Arlington Tenants Association).

When the owners of the Gates of Arlington later sought to demolish their buildings and to construct new market-rate units, BU-GATA and other community residents worked together with housing experts and county officials to stop the proposed project, which was located within boundaries of the County's Buckingham Historic District. With the help of the county government, the owners sold the complex to a local non-profit organization, the Arlington Housing Corporation (AHC, Inc.). After renaming the "Gates of Arlington" to "Gates of Ballston", the AHC, Inc., is renovating its rental units while preserving its buildings' exteriors. In addition, the AHC, Inc., is now constructing a new condominium building on the former site of the Buckingham Community's malodorous incinerator.

In contrast to the former privately-owned Buckingham Community and "Gates of Arlington", the AHC, Inc. requires seventy-five percent (75%) of the units in its "Gates of Ballston" complex be rented to households with low and moderate incomes (less than approximately 60 percent of the area median income for an area), permitting only twenty-five (25%) of units to be offered at market-rate. The "Gates of Ballston" thus became the fourth such exclusive apartment project in the Buckingham NC Plan area, sharing this distinction with Culpepper Garden, The Carlin, and Carlyn Springs Apartments (at the east corner of North Carlin Springs Road and North Thomas Street).

In 1999, the U.S. Department of the Interior listed a portion of the Buckingham Community garden apartment complex on its National Register of Historic Places. That portion of the complex thus received federal recognition of its historical significance.

In 1999, the "upscale" Harris-Teeter supermarket opened on North Glebe Road, occupying a former Paramount Communities, Inc., property adjacent to the northwest side of the Hyde Park condominium building. Construction of the market and its parking lot removed the last large piece of natural open space in the Buckingham NCP area, destroying a meadow and wildflower area that Buckingham's children had once used as a ball field.

In 2000, the Arlington County Board approved the Buckingham Neighborhood Strategy Area Revitalization Plan. While a number of community organizations participated in the development of this "Revitalization" plan, no neighborhood civic association represented the largest part of Strategy Area in the planning process.

Throughout the 1990's, various efforts were made to have street festivals to celebrate the diversity of Buckingham's residents. In 2000, a group of residents came together to establish an annual tradition of a Buckingham Community Festival. The Buckingham Community Festival continues to this day as an annual event celebrating the diversity of our cultures.

21st Century: 2001-2005:

An enduring testament to the cultural diversity of this historic neighborhood, a colorful mural decorates the wall of Glebe Market, at the corner of North Pershing Drive and North Glebe Road. The mural was designed and painted by the Buckingham Youth Brigade, an after-school teen program sponsored by the BU-GATA Tenants Association and funded through Arlington's Community Development Block Grant Program. Inaugurated in 2002, this 354-square foot mural, painted in bright acrylic colors, reflects the lives and traditions of immigrant youth -- their heroes, sports icons, and their neighbors. The central panel shows the historic Buckingham apartment complex, where almost all of the 29 young muralists live. Directly above the apartments are the ancient ruins and pyramids built by the pre-Columbian Olmecs, Toltecs, Mayans, Incas and/or Aztecs, and figures playing guitars and dancing, reminding some of these youths of their heritage.

In 2003, the Buckingham Community Civic Association was organized, becoming the first civic association that has represented the entire neighborhood that occupies the area of the Buckingham NCP.

In 2003-2004, the U.S. Department of the Interior expanded the boundaries of the Buckingham Historic District listed on the National Register of Historic Places to include nearly all of the buildings of the former Buckingham Community. The expanded boundaries of the federally-listed District encompassed an area that contained nearly twice the area of the Arlington County government's Buckingham Historic District. However, despite their new federal recognition, those historic buildings listed on the National Register that were outside of the boundaries of the county's historic district remained unprotected by law.

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Chapter 3 LAND USE AND ZONING






Buckingham is predominantly a residential and commercial neighborhood adjacent to the increasingly high-rise Rosslyn-Ballston Corridor. Laid out in the NCP 2004 brochure depiction (see page 2) as somewhat the shape of a crown, with its base along North Glebe Road, the

community consists of a largely commercial and apartment-living sector along that base (from Ballston Commons Mall to Arlington Boulevard (U.S. Route 50); residential, religious and charitable organizations on the south side along Arlington Boulevard; and apartments, townhouses and a few detached single-family homes along the west side on North Henderson Road to North George Mason Drive to North Carlin Springs Road. The north side of the crown, along North Carlin Springs Road, includes commercial, apartment and single-family structures. The interior of the crown is comprised largely of apartments and condos, with some townhouses and a few single-family detached dwellings.

The community serves as an urban transition zone between the high-occupancy and high-rise commercial, metro-rail corridor and the suburban, detached, single-family dwelling areas of Arlington Forest, Ashton Heights and Barcroft. The transition development picture along North Glebe Road is not completely resolved, and there will likely be future debate as to the direction desired. No major or contentious issues regarding current land use or zoning have emerged from the most recent survey or this later NCP review; however a number of inconsistencies have been highlighted between current zoning and land use and between the General Land Use Plan (GLUP) and current zoning codes. While discrepancies exist between different official maps with respect to the exact area that comprises Buckingham, this document will use the land mass depicted in the Neighborhood Conservation Program foldout promulgated in August 2004.

Buckingham NSA

Housing Types

-  Buckingham Village, Gates of Arlington, Ballston Park at Historic Buckingham Village
-  Other Rental Complexes
-  Condos
-  Single-Family Housing
-  **N9** Complexes with 30 or more units



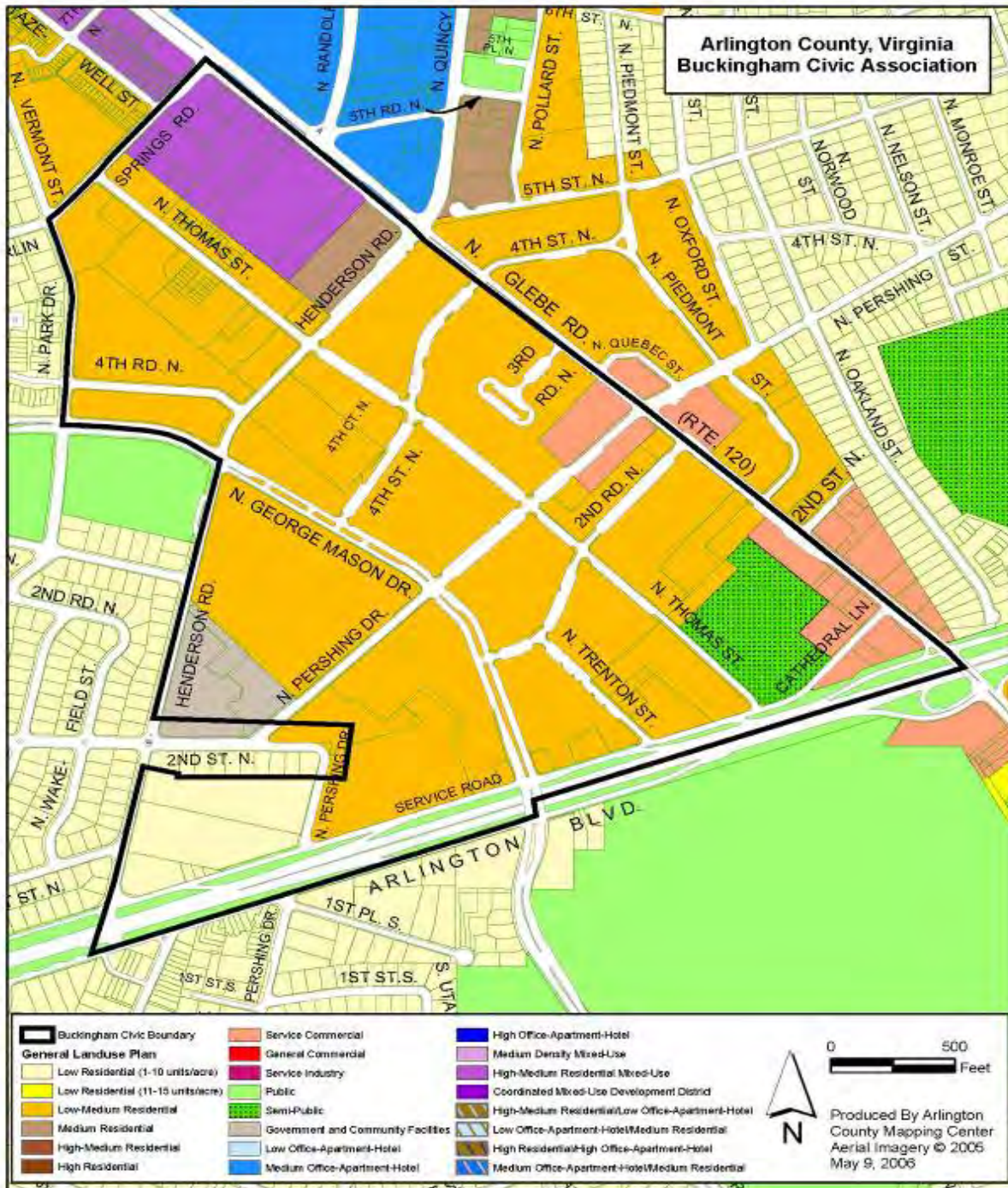
BUCKINGHAM NEIGHBORHOOD CONSERVATION HOUSING OVERVIEW			
			24-Feb-06
Name	Address	# of Units	
APARTMENTS			
Ballston Court/Mitchell Gardens	518 N. Thomas St.	37	Built 1944
Ballston Gardens	4312-16 N Carlin Springs Rd.	27	Built 1963
Buckingham Village	4319 N. Pershing Dr.	456	Built 1938-1940
The Carlin	4300 N. Carlin Springs Rd.	162	Built 1995
Carlyn Springs Apts	4318 Carlin Springs Rd.	27	Built 1961
Culpepper Gardens	4435 N. Pershing Dr.	273	Built 1974/Additions 1992 & 2000
Gates of Ballston	4207 N. Pershing Dr.	464	Built 1939
Glenayr Apts	399 N. Park Dr.	156	Built 1944
George Mason Apts	4315-A N. 4th St.	82	Built 1945
Henderson Courts	4301 N. Henderson Rd.	80	Built 1959
Knightbridge Apts	210 N. Glebe Rd.	37	Built 1947
Park Carlyn Apts	4410 N. Carlin Springs Rd.	48	Built 1964
N.Thomas St. Apts	540 N. Thomas St.	11	Built 1953
461 N. Thomas St.	461-469 N. Thomas St.	26	Built 1949
Whitefield Commons	20-204 N. Thomas St.	64	Built 1942; Re-furbished 1985
	TOTAL UNITS	1950	
CONDOS			
Arlington Oaks	4490 N. Pershing Dr.	372	Built 1939; Condo 1981
The Chatham	4501 Arlington Blvd.#103	249	Built 1964; Condo 1981
Hyde Park	4141 N. Henderson Rd.#1213	322	Built 1973; Condo 1980
Jackson Manor	4225 N. Henderson Rd	11	Built 1955; Condo 2005
Gates of Ballston Condos	Thomas and 2nd Sts	19	Under construction 2006
	TOTAL UNITS	973	
TOWNHOMES			
Ballston Crest of Buckingham	501-523 N. Thomas St.	12	Built 1995
Thomas St Mews	504 N. Thomas	12	Built 1998-2001
Cathcart Springs	4500-4647 N 4th Rd./420-448	76	Built 1980
	TOTAL UNITS N Park Dr.	100	
Single-Family Homes			
	374 N. Glebe Rd.	1	Built 1940/Const Office

	4218 N. Carlin Springs Rd.	1	Not on County Real Estate Web Site
	4502 N. Carlin Springs Rd.	1	Built 1995
	4506 N. Carlin Springs Rd.	1	Built 1976
	4510 N. Carlin Springs Rd.	1	Built 1976
	4514 N. Carlin Springs Rd.	1	Built 1976
	4516 N. Carlin Springs Rd.	1	Built 1976
	4524 N. Carlin Springs Rd.	1	Built 1912
	4600 N. Carlin Springs Rd.	1	Built 1940
	4610 N. Carlin Springs Rd.	1	Built 1922
	4626 N. Carlin Springs Rd.	1	Built 1930
	512 N. Park Dr.	1	Built 1995
	506 N. Park Dr.	1	Built 1979
	500 N. Park Dr.	1	Built 1979
	450 N. Thomas St.	1	Built 1920
	514 N. Thomas St.	1	Built 1920
Oxford House Chapter-SD Zoning	525 N. Thomas St.	1	Built 1961
	4365 N. Pershing Dr	1	Not on County Real Estate Web Site
	119 N. Trenton St. 15?	1	Built 1932
	121 N. Trenton St. 19?	1	Built 1920
	TOTAL UNITS	20	

Land Use

Existing Residential Uses-

The Buckingham neighborhood is comprised predominately of apartments and condominiums. There are approximately 1950 rental apartment units, 973 condos, 20 detached single-family homes and 100 town homes. Therefore, there are almost twice as many renter residents as homeowner residents, and many rental units are in “affordable” areas. This ratio will change dramatically with the planned replacement of a large number of apartments with townhomes in the near future, as well as a planned condo development on North Trenton Street. At least two of the multi-family dwellings are utilized primarily as senior-living residences. Supporting this largely residential neighborhood, the area currently has one church, which includes a parochial school; the Arlington Diocesan Center; a “half-way house”; and two charity headquarters (Catholic Charities and the Arlington Chapter of the American Red Cross). The community also utilizes a nearby park and recreation center (Lubber Run) and an adjacent elementary school (Barrett Elementary School), all in the Arlington Forest neighborhood; a post-office, in Aston Heights; and three adjacent churches, in Arlington Forest and Bluemont. These facilities adjoin the Buckingham NCP neighborhood but are not included its NCP area of cognizance.



Buckingham General Land Use Plan

Existing Commercial Uses-

The commercial properties in Buckingham are almost entirely along or adjacent to North Glebe Road as it runs north from Arlington Boulevard to North Carlin Springs Road. Included in this area are a commercial office building; several “fast-food” establishments; two grocery stores; two auto repair facilities; a used car lot; five restaurants; a pharmacy; a dog-training facility and several retail and medical/dental offices on the ground floor of the Hyde Park Condominium structure. Additionally, at least one orthodontist and one medical doctor have established practices in residential locations on North Thomas Street and North Park Drive respectively. The community is also served by an extensive commercial sector on the opposite side of North Glebe Road that includes Ballston Commons Mall and is discussed in the Ashton Heights NCP.

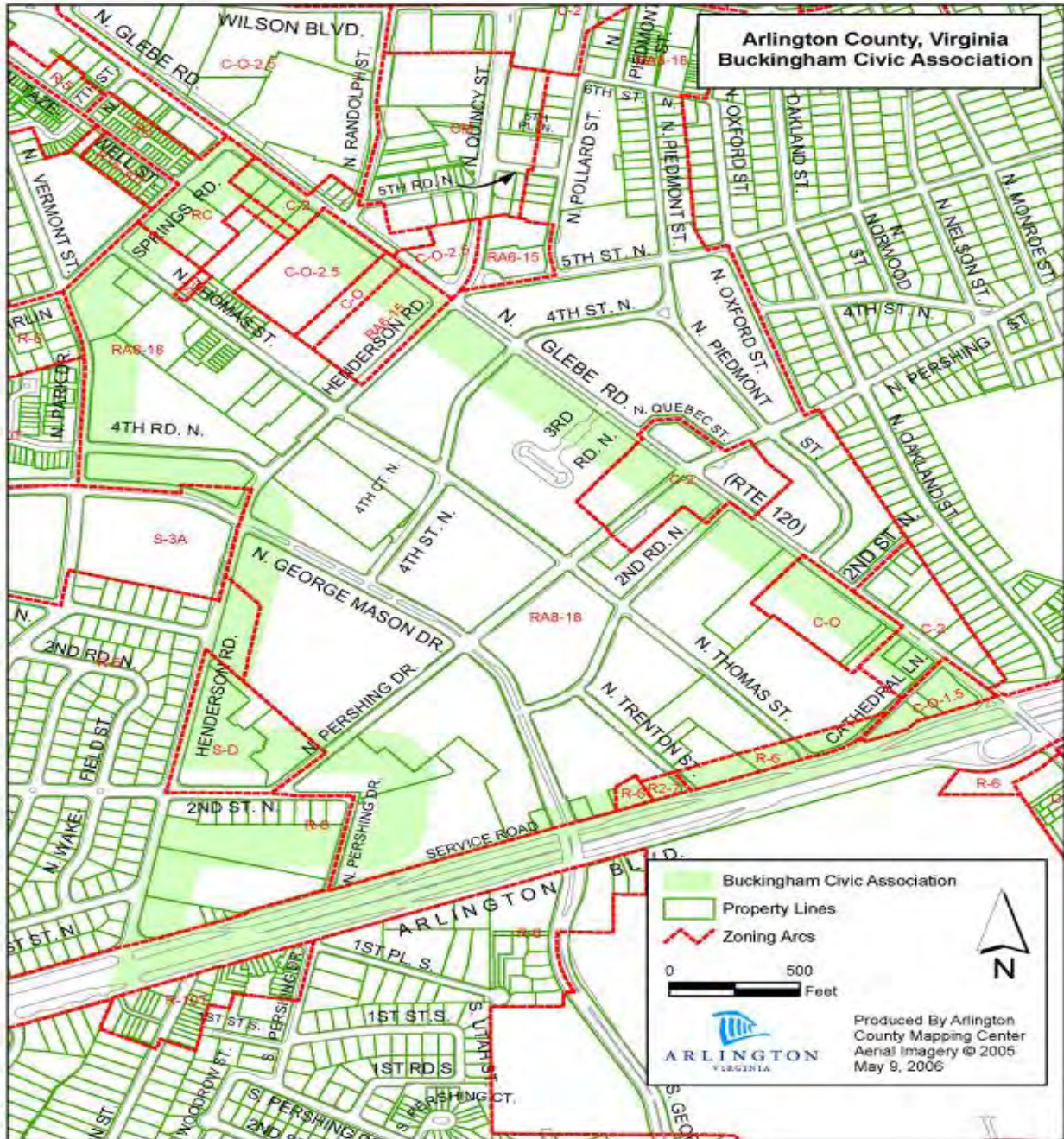
The Ballston Commons Mall area is increasingly modern and useful to the Buckingham community. The Buckingham commercial area, extending from the corner of North Pershing Drive and south to Arlington Boulevard, though commercially useful, is generally worn and unattractive with the exception of three newer “fast-food” restaurants. Recommendations for improvements to this area can be found in the Ashton Heights Neighborhood Conservation Program, and a recent initiative approved by the Arlington County Board that will enhance the appearance of the area with underground utilities, smarter pedestrian crossings, new street lighting and wider sidewalks.

Recommendation #1: County government should work with community civic associations and business organizations, utilizing all available tools, to encourage Buckingham commercial area merchants to improve the appearance of this historic and commercially important section of the community.

Zoning

Current Zoning

Buckingham properties generally comply with current zoning. The exceptions can be noted in the list below and are discussed further in section D. Eleven zoning classifications are currently used in Buckingham as follows:



C-0 – Commercial Office Building, Hotel and Multiple-Family Dwelling Districts - This designation includes the office building at 200 North Glebe Road and the current parking garage and recreational deck adjacent to Hyde Park Condominium Apartments at the corner of North Henderson Road and North Glebe Road. The designation appears inappropriate for a parking garage and recreational deck, but no zoning zone change has been requested by the owner, and the designation provides for later commercial development as this sector develops into the higher density transition zone envisioned in the General Land Use Plan.

C-0-1.5 – Commercial Office Building, Hotel and Apartments Districts (maximum floor area to site 1.5:1) – Use of this code includes the McDonald’s Restaurant and Catholic Charities Building at North Glebe Road, Arlington Boulevard, and North Cathedral Lane. This area was re-zoned at the request of Gino’s Restaurant in 1979, with subsequent site plan amendments for Roy Roger’s and McDonald’s restaurants. It is not clear why higher density is needed for existing uses, but no subsequent re-zoning request has been made.

C-0-2.5 - Commercial Office Building, Hotel and Apartments Districts (maximum floor area to site 2.5:1) – Use of this classification consists of the Harris Teeter Grocery site on North Glebe Road. This area was originally zoned for a high-rise office building, as envisioned in the General Land Use Plan. The site plan approval process for the construction of the current two-level grocery did not include a request for re-zoning, and the current zoning appears consistent with the vision of the General Land Use Plan.

C-2 – Service Commercial-Community Business Districts – This code serves a variety of retail, service and office uses and is confined to the areas of the Goodyear Tire & repair shop and American Service Center body shop/used car dealership across from the Ballston Commons Mall and the businesses at the intersection of North Pershing Drive and North Glebe Road. This zoning category appears consistent with the current uses of the property.

R-2.7 – Two-Family and Town House Dwelling Districts – This classification is utilized for the area between Bethel United Church of Christ on Arlington Boulevard and North Trenton Street. Since existing county databases are apparently inconsistent as to whether this area should be R-2.7 or RA8-18, and there is no obvious logic to the R-2.7 designation, this area should be re-coded to RA8-18 or R-6.

R-6 – One Family Dwelling Districts – This designation is utilized for the area of the Bethel Evangelical Reformed Church on Arlington Boulevard, between North George Mason Drive and North Trenton Street, and for the single-family homes on Arlington Boulevard near the corner of North Thomas Street and North Cathedral Lane (currently utilized as the Arlington Headquarters of the American Red Cross) and near the corner of North Park Drive and North Carlin Springs Road. While one instance of use likely resulted from a conditional use permit for the Red Cross, county representatives cannot explain the Bethel Church designation. It is perhaps misplaced on the map in view of the two single-family units on North Trenton Street, north of the Red Cross, in an area zoned as RA8-18.

RA6-15 – Apartment Dwelling Districts and Associated Private Garage and Service Areas - This designation is used for the Hyde Park Condominiums, but not for the associated parking garage, labeled C-0 (also see GLUP comparison below).

RA8-18 – Apartment Dwelling Districts – This code includes apartments and town houses and comprises the vast majority of the total land associated with Buckingham. This category can also include existing one-family dwellings. Except for designated commercial or organizational areas along North Glebe Road and Arlington Boulevard, two townhouse groups in the 500 block of North Thomas Street and the Cathcart Springs townhouses, Buckingham is almost totally made up of two and three-story apartments and condominiums within this category. One condominium (The Chatham) on Arlington Boulevard is eight stories high.

RC – Apartment Dwelling and Commercial Districts – This classification provides for high-medium density residential uses while allowing for a mixed-use transitional area between high-density office and lower-density residential uses. This designation has been used along North Carlin Springs Road for the Goodyear Tire store and adjacent “The Carlin” senior-living apartment building. The concept involves later replacement of the Goodyear store, and possibly “The Carlin” with a high-rise commercial establishment in order to accommodate the above-street pedestrian crossing to Ballston Commons Mall that has been planned since the mid-1990s. Thus, zoning appears consistent with the future vision if not with current use.

R-10T – Town house, Semi-detached and Existing One Family Dwellings – This zoning code is used for the wedge of land between North Park Drive, North George Mason Drive and North Carlin Springs Road used for the town homes of Cathcart Springs. This area is included in Buckingham for NCP purposes but divided between Arlington Forest and Buckingham on various Arlington County official maps.

SD – Special Development Districts – This classification includes, among other uses, churches and conditional use buildings such as homes for the elderly and institutional homes (including one-family dwellings as permitted and regulated under R-6 Districts). The two SD Districts within Buckingham are the Culpepper Garden seniors’ residence (between North Henderson Road, North Pershing Drive and North 2nd Street) and the “Oxford House chapter” at 525 North Thomas Street.

Recommendation #2: County planners should resolve the R2-7 and R-6 zoning issues along Arlington Boulevard to insure the zoning maps are accurately annotated.

Comparison to the General Land Use Plan

The GLUP serves as the primary policy guide for future development of Arlington County and need not be identical to current zoning. In the GLUP document, a small portion of Buckingham, between North Carlin Springs Road and North 4th Street, is depicted as part of the Rosslyn-Ballston Corridor and therefore targeted for high-density development. That portion in

Buckingham along North Glebe Road is listed as high-medium residential mixed use from North Carlin Springs Road south through the Harris Teeter grocery store (for R-C Zoning) and medium density residential to North Henderson Road (i.e. Hyde Park Condominium). While the corner of North Carlin Springs Road and North Glebe Road is, in fact Zoned R-C, the remainder of the area through the Harris Teeter lot is currently coded C-2, C-0-2.5 and C-0, and therefore inconsistent with the GLUP. The remaining Rosslyn-Ballston Corridor sector within the Buckingham community is zoned and color-coded for low-medium residential use.

On the Ballston Sector map, the vast majority of the community is appropriately zoned and color-coded for low-medium residential use. The exceptions are:

- The corner of North Glebe Road and North Pershing Drive and the area of North Glebe Road between North Piedmont Street and Arlington Boulevard are appropriately color-coded as service commercial. The southern portion between North Cathedral Lane and Arlington Boulevard is currently zoned as C-0-1.5 and should therefore be color-coded light blue for Low Office-Apartment-Hotel.
- The area of St. Thomas More Catholic Church and Parochial School, coded semi-public, but zoned RA8-18.
- The area of Culpepper Garden senior residence, color-coded public use is correctly zoned SD.

Recommendation #3: While it is accepted that not re-zoning church sites to SD preserves future developmental rights, it seems inconsistent to leave a site that is already a church site as RA8-18; GLUP identifies it as semi-public SD. Recommend Arlington County planners change the zoning at the corner of North Thomas Street and North Cathedral Lane to SD or the color coding in the GLUP to make it consistent with current zoning (as is the case with the churches located at the corner of North Henderson Road and Arlington Boulevard).

Recommendation #4: To adequately protect the Buckingham neighborhood, Arlington County planners should ensure there are no further exceptions to the neighborhood preservation plan that the Ballston Sector Plan's Concept Plan describes. Any new high-density construction along North Glebe Road should taper downwards toward the adjacent existing residential neighborhood and should contain a wide landscaped buffer between the neighborhood and all new buildings. No part of the neighborhood preservation area should be rezoned to permit increased heights or densities.

Historic Preservation

Nationally and locally recognized historic garden apartments constructed between 1937 and 1953 as part of the original Buckingham community occupy a significant percentage of the present Buckingham neighborhood. Arlington County's Buckingham Historic District zoning encompasses an area that contains about half of the original Buckingham community's original apartment buildings, as well as the community's original commercial district near the intersection of North Glebe Road and North Pershing Drive. The Arlington County Historical Affairs and Landmark Review Board (HALRB) reviews all proposed exterior changes within this area, which is bounded on the southwest by North Thomas Street.

In addition, the National Register of Historic Places presently lists many of the buildings in the original Buckingham community as being within the Buckingham Historic District. Some of the historic Buckingham buildings that the National Register of Historic Places identifies are southwest of North Thomas Street. These buildings are therefore outside of the area that the county's Historic District zoning currently covers. Further, the HALRB and the Buckingham Community Civic Association consider that the original Buckingham community buildings southwest of North Thomas Street that are presently in Buckingham Villages 1, 2, and 3 are worthy of preservation, although these buildings are currently outside of the area that the county's Historic District zoning covers.

Business and population growth near Arlington's Rosslyn-Ballston development corridor are presently creating pressures to increase the density of development in Buckingham. The resulting new development could replace many of the neighborhood's historic garden apartments and condominiums with town houses and/or high-rise buildings. Such pressures are now threatening to destroy much of the neighborhood's character.

The county government should therefore make every effort to preserve the historic character of the Buckingham neighborhood and to protect all of the neighborhood's historic buildings that are within the area the map below designates as the "Buckingham Area," whether or not the buildings are within the area that presently contains the county's Buckingham Historic District zoning.

Recommendation #5: County staff and elected officials should work with the HALRB and local civic associations to ensure every effort is made to adequately preserve the Buckingham areas' significant historical features and follow existing guidelines as identified in the 1999 Programmatic Environmental Assessment for Categorically Excluded Activities for the Buckingham Neighborhood Strategy Area pp 23-27.

Recommendation #6: County staff and elected officials should work to protect and preserve all of the buildings that are within the “Buckingham Area” in the map below. To help accomplish this goal in a timely manner, the county should immediately initiate a process that will expand the boundaries of the county’s Buckingham Historic District’s zoning to include Buckingham Villages 1, 2, and 3.

Recommendation #7: County staff and elected officials should work to ensure that any site plans for new development on properties that contain buildings that are within the “Buckingham Area” preserve to the greatest possible extent all existing buildings, vegetation and open space (see map below).



Code Enforcement

While the 2004 NCP Survey identified some dissatisfaction with housing maintenance, no one identified zoning or land use issues. The majority of complaints involved the lack of enforcement by Arlington County officials of existing state and county codes relating to traffic, noise and litter. These issues are more appropriately addressed in other sections of this document.

Chapter 4

STREETS, SIDEWALKS, AND LIGHTING

The Buckingham community is full of promise. To realize the full potential of this community, however, we must draw upon two of our most significant strengths: (i) the talent and creativity of our people, and (ii) the convenient location that brings us together. Adequate street lighting, crossings and sidewalks might seem like mundane concepts, but they are fundamental to maximize the potential of our favorable location. And they are crucial to protect the safety and comfort of our people. Unfortunately, the streets, sidewalks and lighting in the core of our neighborhood have suffered from relative neglect, perhaps due to the absence, until now, of an NCP. It is time to remedy this shortcoming, both to protect the safety of our residents and to allow our public spaces to foster connectedness among the members of our community.

The Buckingham Neighborhood Strategy Area Revitalization Plan, which the Arlington County Board approved in April 2000, recognized: “There is a need to improve physical conditions that negatively affect traffic and pedestrian safety, as well as a need to teach children and adults how to move safely throughout the neighborhood.” That plan further recognized that “Street and sidewalk lighting affect perceptions of safety in a neighborhood” and included a map of streets on which lighting was limited. These principles have been recognized for six years. Nonetheless, as our neighborhood 2004 NCP Survey (and an examination of conditions “on the ground”) reveals, considerable work remains to improve pedestrian and lighting conditions throughout our neighborhood.

LIGHTING

Lighting – Area 1

Areas with limited lighting

The Buckingham Neighborhood Strategy Area Revitalization Plan recognized, “Street and sidewalk lighting affect perceptions of safety in a neighborhood” and included a map of streets on which lighting was limited. Parts of North Thomas Street, North Henderson Road, North 2nd Road and North 4th Street were denoted as “very dark”. Other parts of North Thomas Street and North 2nd Road, as well as parts of North Pershing Drive and North Third Road, were denoted as “somewhat dark.” Nonetheless, in the six intervening years, there have not been any significant improvements in the lighting conditions in the Buckingham neighborhood. In the 2004 NCP Survey, respondents expressed concern with lighting on all of these streets.

Our community and local officials have begun to come together to combat the risk of crime, for example, through the Neighborhood Safety Academy and the community policing station in the Gates of Ballston. We believe that lighting must be improved to complement these efforts.

Moreover, as pedestrians and drivers, we are greatly concerned that inadequate lighting around some popular crossings increases the risk of dangerous accidents involving pedestrians and vehicles.

For these reasons, we re-adopt that portion of map included in the April 2000 NSA Plan (p. A-27) that is within our NCP area. We emphasize that the areas having limited lighting should be a focus of county funds – whether through NCP funding or otherwise.

CONCERN AREA 1

There are many areas of inadequate lighting on Buckingham's streets, particularly around pedestrian crossings. Many of these streets and intersections are cited in the April 2000 NSA Plan. Additional areas with inadequate lighting within Buckingham are identified through the 2004 BCCA Survey and the Walking Town Meeting:

Intersections without lighting:

- 1) North Henderson Road and North 4th Road
- 2) North Thomas Street and North 4th Street
- 3) North Thomas Street and North 2nd Road
- 4) North Cathedral Lane and North Trenton Street
- 5) North George Mason Drive and North 2nd Road

Intersections with some lighting, but inadequate:

- 1) North Park Drive and North 4th Road
- 2) North Thomas Street and North Henderson Road
- 3) North Thomas Street and North Cathedral Lane
- 4) North Pershing Drive and North 2nd Street
- 5) North Henderson Road and North 2nd Street
- 6) Arlington Boulevard and North George Mason Drive

RECOMMENDATION 8: Arlington County should install sufficiently bright street lights where indicated.

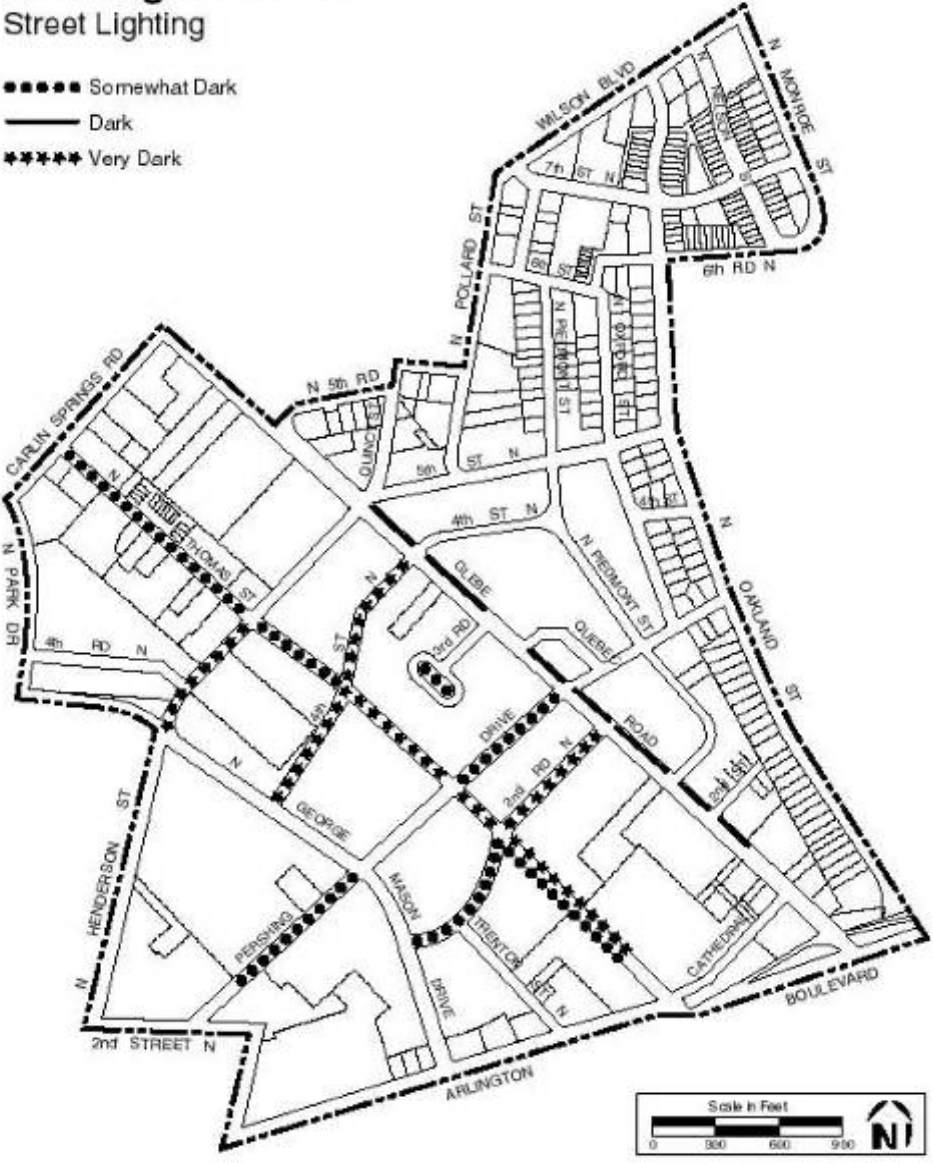
Aesthetic Component of Lighting – Area 2

Another important aspect of lighting conditions is the aesthetic component. Our neighborhood tends to have less consistent and aesthetically pleasing lighting than other neighborhoods. The Carlyle-style lights that have become almost ubiquitous in other Arlington neighborhoods are rare in ours. For example, on the 500 block of North Thomas Street, cobra lights share the street with carriage lights. And it is notable that the Carlyle lights on the Quincy Street extension change to unsightly cobra lights as soon as the street enters our neighborhood and becomes North Henderson Drive.

Buckingham NSA

Street Lighting

- Somewhat Dark
- Dark
- ***** Very Dark



CONCERN AREA 2

Cobra lights make our neighborhood less aesthetically pleasing than other neighborhoods and some blocks have unappealing mixes of cobra lights with other lights.



500 Block of North Thomas Street



500 Block of North Park Drive

RECOMMENDATION 9: Arlington County should replace cobra lights with Carlyle or carriage lights, with a preference for Carlyle lights except where there are already carriage lights present on the same block.

External Lighting Around Apartment Complexes – Area 3

Our 2004 NCP Survey respondents expressed concern with lighting in and around Buckingham Village and the Gates of Ballston, and on streets containing these and other apartment buildings. We have been told that, in some apartment locations, external lighting is the responsibility of the apartment owners because the county lacks rights-of-way where lights could be placed. We believe that this provides a stronger reason to improve lighting on streets where the county does have the relevant rights (e.g., with so few streets containing rights of ways in which county-supplied lights can be placed, there is little excuse for poor lighting on streets where rights of way exist.) Moreover, we urge the County Board to consider ways in which it can encourage apartment owners to improve lighting.

CONCERN AREA 3

Lack of lighting around apartments and on blocks where apartment owners own rights to land on which lights could be placed.

RECOMMENDATION 10: Arlington County should explore means to encourage improved lighting by apartment owners [such as tax or other incentives to install additional lighting and code enforcement when lighting is not maintained].

CROSSWALKS

Crosswalks of Specific Concern – Area 4

As noted in the overview, unsafe pedestrian crosswalks were cited as a disadvantage of living in Buckingham. We believe that unsafe conditions are due to heavy traffic, poor design of intersections and inadequate lighting at major intersections. With regard to traffic, a majority of our 2004 NCP Survey respondents believed excess speeding continued to be a problem on five of the eight streets identified in the 2000 NSA Plan: North Glebe Road (158 respondents), North George Mason Drive (146), North Carlin Springs Road (117), North Thomas Street (115) and North Henderson Road (112). With regard to intersections, our 2004 NCP Survey respondents expressed concern with safety at the intersections on: North Glebe Road (91 respondents), North Pershing Drive (78), North Thomas Street (59), North Henderson Road (57), North George Mason Drive (43), and North Carlin Springs Road (39). In addition, traffic-related safety hazards for pedestrians were a specific concern on North George Mason Drive (41 respondents), on North Glebe Road (40), on North Pershing Drive (35), on North Henderson Road (32), on North Thomas Street (32), and around the Barrett Elementary School (27).

Since 2000, we are aware of planned improvements at the intersection of North Glebe Road and North Pershing Drive, and North Glebe Road and North Carlin Springs Road. We trust that the safety of pedestrians and motorists will be a focal point of these plans and we encourage their completion in an expedited manner. We have also supported efforts to slow traffic, like the placement stop sign(s) at North 2nd Street and North Thomas Street.

However, our overall perception is that traffic calming and pedestrian safety in our neighborhood has received insufficient attention. Many of the speeding and pedestrian hazards observed back in 2000 are still hazardous and, in some cases, have worsened as traffic in the community has increased.

CONCERN AREA 4a

Heavy pedestrian traffic, limited sight lines and speeding by automobiles contribute to pedestrian hazards at the intersections of the Buckingham streets identified below:

- The entire length of North Glebe Road
- The entire length of North George Mason Drive
- The entire length of North Carlin Springs Drive
- The entire length of North Thomas Street
- The entire length of North Henderson Drive

- The entire length of North Pershing Drive

RECOMMENDATION 11: Crosswalks at these streets should be significantly improved by Arlington County in the areas indicated including, where possible, adding raised crosswalks, traffic circles, pedestrian stop lights, stop signs, flashing pedestrian caution signs, or other prominent means of improving pedestrian safety.

CONCERN AREA 4b

Many intersections in Buckingham that experience a heavy amount of pedestrian and vehicular traffic do not have well-defined crosswalks. The most obvious of these intersections are the following Buckingham intersections:

- Across North Carlin Springs Drive at North Tazewell Street
- Across North Park Drive at North Carlin Springs Drive
- Across North 4th Road at North Park Drive
- Across North Park Drive at North George Mason Drive
- Across North 4th Road at North Henderson Drive
- Across North Henderson Road at North Thomas Street
- The four corners of North Thomas Street and North 4th Street

RECOMMENDATION 12: Arlington County should paint and/or install raised sidewalks at these intersections to ensure the safety of pedestrians.

Component of Crosswalks

County planners should keep in mind that, when attempting to make crosswalks safe, the mechanisms used must actually result in pedestrian safety, and not merely appear to reach that important goal.

SIDEWALKS

We believe it is crucial to have sidewalks connecting our entire neighborhood. We also believe that these sidewalks must allow for full access by persons with disabilities and be free of tripping hazards. These goals are not yet satisfied throughout our neighborhood.

Access for Persons with Disabilities – Area 5

Persons with disabilities are a vital part of our community, including, but not limited to, a large number of senior citizens living in our neighborhood. We believe it is essential that everyone in our community be given the opportunity to move easily through our neighborhood. Our

neighborhood's proximity to public transport and other public services is a great advantage in this regard, but a few additional steps must be taken to make these benefits available to all.

All intersections or other gaps in sidewalk coverage should have sufficient curb-cuts and ramps to allow persons with disabilities to move throughout our community with ease. Currently, a lack of curb-cuts make the following intersections inaccessible for persons with physical disabilities (i) intersection of North George Mason and Route 50 (Arlington Boulevard); (ii) intersection of North Glebe Road and North 4th Street; and (iii) north side of North Henderson Road between North Glebe Road and North Thomas Street (in front of Hyde Park Condos). A ramp and curb-cut is also needed to allow handicap access from the Gates of Ballston to the portion of North Pershing Drive in front of Popeye's.

CONCERN AREA 5a

Certain locations lack curb-cuts and ramps needed for access by persons with disabilities.



Intersection of North George Mason Drive



**4100 block of North Henderson Drive
and Arlington Boulevard**

RECOMMENDATION 13: Arlington County should add ramps and curb-cuts as soon as possible to (i) the intersection of North George Mason Drive North and Arlington Boulevard; (ii) the intersection of Glebe Road and North 4th Street; and (iii) north side of North Henderson Road between North Glebe Road and North Thomas Street (in front of Hyde Park Condos). The County Board has indicated that ramps will be installed in front of Popeye's as part of the Gates of Ballston renovation. We urge that this be completed as soon as possible.

CONCERN AREA 5a

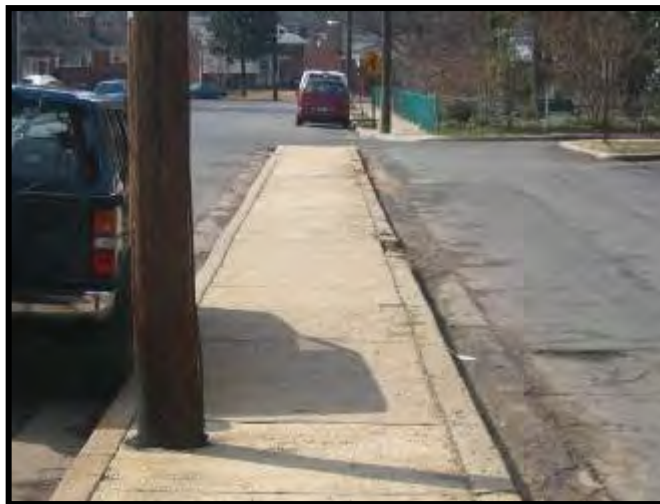
There is a missing link sidewalk located on the west side of North 4th Street between North Thomas Street and North George Mason Drive.

RECOMMENDATION 14: Arlington County should work with the owner of the property to fill-in this missing piece of sidewalk.

Narrow sidewalks and other hazards – Area 6

In several places within our community, sidewalks are too narrow to allow pedestrians to walk comfortably; and this can also impair access by persons with disabilities. In addition, sidewalks should be smooth – free of broken concrete and other obstacles (such as utility poles blocking much of the sidewalks or tree roots obstructing passage).

CONCERN AREA 6a: Sidewalks throughout the community should be wide enough to allow two people to walk side by side and should be free of tripping hazards. More specifically, on our Walking Town Meeting, we noted a need to widen the sidewalks for full handicap access (i) on east side of North George Mason Drive between North Park Drive and North Henderson Road; (ii) on the west side of North Glebe Road between North Henderson Road and U.S. Route 50 (Arlington Boulevard); and (iii) three (3) utility poles on the north side of North Pershing Drive in the 4100 block. As seen in the picture below, the three poles on North Pershing Drive are located within yards of Culpepper Garden where individuals with disabilities are likely need to access to a wider sidewalk.



4100 block of North Pershing Drive

RECOMMENDATION 15: Arlington County should widen sidewalks in these areas and where appropriate. Where utility poles are placed in the middle of the sidewalk, under-grounding the utility wires should be considered to allow those poles to be removed. In those cases where lighting is on the utility pole, the lighting should be strategically relocated to still illuminate the area.

CONCERN AREA 6b

In addition, on North Carlin Springs, the sidewalk in front of The Carlin is sufficiently wide, but the sidewalk narrows suddenly and jumps over significantly as it passes in front of the Ballston Gardens apartments closer to North Thomas Street. This creates a tripping hazard and leads to the sidewalk being difficult to navigate for persons with disabilities. A streetlight pole (and other utility poles) in the sidewalk further complicates the situation.



4300 block of North Carlin Springs Drive

RECOMMENDATION 16: Arlington County should ensure that the tripping hazard in front of Ballston Gardens is removed and under-grounding the utility wires be implemented since the poles significantly narrow the sidewalk and present a considerable safety hazard in this area.

CONCERN AREA 6c

Sidewalks should be intact and level for access. The sidewalk on the west side of the North Park in the 500 block is uneven due to the roots of a tree, forcing access for individuals in wheelchairs and those pushing strollers to go onto the street in order to pass.

RECOMMENDATION 17: County planners should seek ways to improve sidewalks for pedestrian passage.



500 block of North Park Drive

EROSION AND DRAINAGE

Erosion from pedestrian traffic – Area 7

In part because of heavy pedestrian traffic in our neighborhood, we have noticed erosion problems surrounding many of the apartment complexes. Specifically, the tendency of residents to cut across lawns rather than using sidewalks has worn away grass and topsoil. Apartment managers should consider methods to deter walking on the grass – such as improving formal pedestrian walkways and adding landscaping features that make cut-throughs less convenient.

One area of particular concern is at the corner of North Thomas Street and North Henderson Road, where a lunch truck frequently parks and a crowd of persons gathers to eat. We further note that there is frequently illegal double parking or parking closer to the curb than permissible when persons gather to pick up food, which can make it difficult for drivers to see around the corner. For the present purposes, we note, however, that this practice has led to enormous erosion in front of the apartment complex on this corner. The roots of the large trees at this location are completely exposed.

CONCERN AREA 7

Pedestrians walking on lawns, particularly around apartment complexes, have led to notable erosion.

RECOMMENDATION 18: Arlington County, the BCCA and residents' organizations should ensure apartment managers adopt landscaping and other features to limit pedestrians walking on lawns. (Also, see Chapter 8 – Recreation and Beautification).

Drainage – Area 8

Our 2004 NCP Survey respondents noted problems with gutters or drainage on North Pershing Drive (15 respondents) and North George Mason Drive (12). In addition, we have noticed drainage problems along North Thomas Street, particularly at the intersection of North 4th Street and North Thomas and, to a lesser extent around the intersections of North Henderson Road and North Carlin Springs Drive.

CONCERN AREA 8

In times of heavy rain, water builds up at the above locations.

RECOMMENDATION 19: Arlington County should examine drainage facilities in these areas and ensure that responsible managers correct deficiencies as needed.

Chapter 5 TRAFFIC CALMING

The 2004 NCP Survey asked respondents: “Are any intersections or places in the neighborhood difficult for you or others to maneuver because of traffic flow, traffic speed, visual obstructions (i.e., parked cars, vegetation, structures), or the configuration of the road?” An overwhelming response was in the affirmative. Below is a summary of the areas with the most concern.

CONCERN AREA 1: The entire length of North Carlin Springs Road at North Park Road, North Thomas Street, and North Glebe Road

North Carlin Springs Road is a major arterial commuter route during morning and evening rush hour used for access to Interstate 66 via North Glebe Road and to Ballston Common Mall commuter parking lot. When not congested with heavy traffic, the posted speed limit of 30 mph is routinely ignored along this stretch.

Of particular concern along North Carlin Springs Road is the intersection at North Glebe Road. Pedestrians crossing North Glebe Road from the north side of North Carlin Springs Road to access the Ballston Mall and/or Ballston Metro are often ignored by vehicles making left turns to head north on North Glebe Road. Vehicles on North Carlin Springs Road turning right onto North Glebe Road (heading south) routinely do not pay attention to pedestrians crossing. The driver’s vision is focused on looking for oncoming North Glebe Road traffic, ignoring pedestrians crossing North Glebe Road or crossing North Carlin Springs Road. Finally, exiting Ballston Mall drivers making a right turn onto North Glebe Road (heading north) also frequently ignore pedestrians in the crosswalk; instead they are looking left for oncoming traffic. While the intersection has a posting “NO TURN ON RED WHEN PEDESTRIANS ARE PRESENT,” this is often ignored.

There are numerous incidents of “near misses” at this intersection. While Arlington County has recognized this intersection as a dangerous intersection, there have been several delays for this area to see improvement in terms of pedestrian safety. The current traffic signs and enforcement of pedestrian laws are ineffective. For years, the Buckingham community has recommended that a pedestrian bridge be built over North Glebe Road from the North Carlin Springs Road side. Due to the current location of Goodyear Tire, erecting a bridge at this location is not possible however, the county must continue to explore other locations for a bridge, or make more of an attempt to make this intersection safe for pedestrians. BCCA understands that there have been plans to improve safety at this location; however, to date, there has been very little progress in the safety of this intersection.

RECOMMENDATION 20: Arlington County should press ahead with its plans to make this intersection safe (North Glebe Road and North Carlin Springs Road). We recommend at a minimum making “Pedestrian Crossing” signs, bright traffic signs and lights on North Carlin Springs before North Park Road warning “traffic light ahead, slow down now.” In addition, the entire intersection should be posted “NO TURN ON RED” without exception. We also recommend the Arlington County Police Department enforce pedestrian safety laws at this intersection during morning and evening rush hour as a reminder to motorists. Finally, Arlington County planners should continue to pursue plans to build an overhead walkway across North Glebe Road. If the discussed location at Goodyear Tire is not feasible, the county should explore other alternatives, such as on the Exxon side of the intersection.

RECOMMENDATION 21: Left turns onto North Carlin Springs Road from North Thomas Street (facing north) are difficult for vehicles during normal hours, and especially so during rush hour. The way the intersection is configured, the parked cars along North Carlin Springs Road force crossing vehicles to pull out past the North Thomas Street crosswalk in order to gauge oncoming traffic. The North Thomas Street intersection is heavily traveled by mothers and young children crossing North Carlin Springs Road going to the Presbyterian Church’s daycare program. Therefore, Arlington County planners should examine this intersection and make recommendations to improve safety.

RECOMMENDATION 22: Arlington County should paint a crosswalk across North Carlin Springs Road at North Tazewell Street (See Chapter 4 – Streets, Sidewalks, and Lighting).

RECOMMENDATION 23: Left turns onto North Carlin Springs Road from North Park Drive are difficult for vehicles during normal hours, and especially so during rush hour. The way the intersection is configured, vehicles heading east on North Carlin Springs Road have to veer to the right to avoid oncoming traffic turning left onto North Park Drive. In addition, there is no crosswalk at this intersection for crossing North Park Drive. Therefore, Arlington County should review the configuration of this intersection to make the crosswalks safer for pedestrians and also for vehicular traffic.

CONCERN AREA 2

North Thomas Street between North Henderson Road and North Carlin Springs Road

The 400-500 block of North Thomas Street experiences a high volume of cut-through traffic between North Henderson Road and North Carlin Springs Drive by cars traveling to and from

Ballston Common Mall wanting to avoid left turns onto North Glebe Road at North Henderson Road.

Also, vehicles wanting to head north on North Glebe Road cut through North Thomas Street to North Carlin Springs Drive. There is also a large number of Ballston Metro commuters and Ballston Mall shoppers and employees seeking street parking. Of particular concern, early morning traffic on North Thomas Street consists of not only cut-through traffic, but also commuters circling the block looking for on-street parking spaces (this also results in searching vehicles using private parking lots and driveways for turn-arounds). Finally, there is an excessive amount of traffic from the American Service Center utilizing North Thomas Street for test-drives.

RECOMMENDATION 24: Arlington County should install at least two speed humps along this stretch of North Thomas Street to deter cut-through traffic, discourage test drives, and/or to slow down traffic.

CONCERN AREA 3

North Henderson Road at North Glebe Road, North Thomas Street, and North 4th Road.

North Henderson Road is an arterial road and is heavily used as a major route for north to south (and vice versa) travel through Arlington County. North Henderson Road is especially busy during rush hours when commuters travel to/from U. S. Route 50 (Arlington Boulevard) to/from Ballston Metro and Virginia Square Metro parking facilities. When the road is not congested, vehicles often travel over the posted speed limit. This volume of traffic makes left turns onto North Henderson Road very difficult from North Thomas Street and North 4th Road. It also makes the high volume of pedestrian crossing dangerous.

This section of North Henderson Road is frequented utilized for young students walking to Barrett Elementary School and seniors from Culpepper Garden traveling to Harris Teeter Grocery or Ballston Mall. The crosswalks on North Henderson Road at North Thomas Street and North 4th Road intersections are extremely dangerous for all pedestrians (see Chapter 4 – Streets, Sidewalks, and Lighting) and more so for the very young and very old or the handicapped.

Finally, a major concern, especially at the North Thomas Street intersection, is the narrow sidewalks and lack of ADA (Americans with Disabilities Act of 1990) compliant ramps at all four corners. Residents of Culpepper Garden frequently travel along North Henderson Road sidewalks in wheelchairs (manual or motorized) heading to Harris Teeter and Ballston Common Mall.

RECOMMENDATION 25: First, this strip of roadway should not be considered an “arterial roadway.” Instead, Arlington County should designate this area as a “neighborhood street.” Secondly, this intersection is in desperate need of implementing pedestrian safety mechanisms. Until Arlington County can re-classify this section of the road into a neighborhood road, the BCCA suggests the following: if pedestrian “stop lights” are not available, we recommend curb bump-outs, the laddering or striping of the pedestrian crosswalks, square curbs at the corners; look into the removal of the double yellow line as a means to slow traffic, and widen sidewalks. Once the section of roadway is appropriately reclassified, the county should look into speed humps or traffic circles to reflect the pedestrians and the amount of traffic in the area.

CONCERN AREA 4

The North Thomas Street and North 4th Street Intersection.

This intersection is heavily traveled by pedestrians and motorists. We’ve noticed that the stop signs for the north and southbound traffic along North 4th Street are difficult to see and easy to miss. This is a large intersection surrounded by slotted parking spaces for adjoining apartment/condominium complexes. Cars pulling in and out of these spaces add to traffic and confusion at this intersection.

RECOMMENDATION 26: Arlington County should install a 4-way stop sign (as was done at North Thomas Street and 2nd Road) and improve the crosswalk here (See Chapter 4 Streets, Sidewalks, and Lighting). This intersection is also sloped in several areas making the drainage of water an issue at this intersection (See Chapter 4 Streets, Sidewalks, and Lighting).

CONCERN AREA 5

The Intersections of North Pershing Drive at North Thomas Street and North George Mason Drive.

Facing south on North Thomas Street, left turns heading east onto North Pershing Drive are extremely difficult due to on-street parking on North Pershing Drive and heavy volumes of traffic. Vehicular traffic is forced to come across the pedestrian crosswalk and onto North Pershing Drive in order to determine if there is any oncoming traffic. This difficulty makes pedestrian crossing very dangerous.

In addition, the intersection at North Pershing Drive and North George Mason Drive is also dangerous for pedestrians waiting to cross. Traffic heading north and south on North George Mason Drive moves very fast and pedestrians do not feel safe at the intersection.

RECOMMENDATION 27: The Buckingham Community should encourage Arlington County’s “Improvements to Historic Buckingham” (approved October 2005) to proceed. In addition, we believe Arlington County should look at the intersections of North Thomas Street and North George Mason Drive along North Pershing Drive and recommend ways to improve pedestrian safety (particularly at North Thomas Street and North George Mason Drive) and to make recommendations to improve the safety of vehicles approaching the intersection of North Thomas Street (See Chapter 4 - Streets, Sidewalks, and Lighting).

CONCERN AREA 6

The service road on U.S. Route 50 near North Trenton Street

Traffic traveling west on the service road on U.S. Route 50 does not yield to traffic coming off the second ramp of U.S. Route 50.

RECOMMENDATION 28: Arlington County should install a yield sign on the service road on U.S. Route 50 near North Trenton Street to make traffic yield to vehicles coming off the second ramp of U.S. Route 50.

CONCERN AREA 7

North Park Drive Between North Carlin Springs Road and North George Mason Drive.

North Park Drive sees a significant amount of cut-through traffic of motorists wanting access to U.S. Route 50 (via North George Mason Drive) or access to Interstate 66 (via North Carlin Springs Road to North Glebe Road).

RECOMMENDATION 29: The BCCA recommends Arlington County install at least two speed humps along this route, similar and complimentary to the speed humps located further west on North Park Drive into Arlington Forest Civic Association.

Chapter 6 PARKING

As the Ballston Metro-corridor area continues to develop, both in terms of residential and commercial development, parking is becoming increasingly scarce in many areas of the Buckingham community. People (commuters) who work in Ballston or commute to other areas of Arlington or Washington, D.C. park on the streets in the eastern part of Buckingham and walk to and from their offices or to the Ballston Metro station. This takes away revenue from the Ballston Mall Parking Garage, originally intended for commuter and shopper parking.

To combat this problem, some areas of the Buckingham community have already sought and received County permission to establish neighborhood restricted parking zones. The majority of respondents to the 2004 NCP Survey cite having difficulty finding parking near their home at least 1-3 days a week. Respondents overwhelmingly cited the causes of parking difficulties as overflow parking for apartments and from commuters. BCCA expects requests to establish neighborhood restricted parking zones to continue, particularly on the streets nearest the Ballston Mall and Metro. In addition, the parking problems in the Buckingham community will likely increase significantly when the Washington Capitals ice skating facility is finished adjacent to the Ballston Mall. In addition, there are numerous incidents of commercial vehicles parking on the residential streets in the Buckingham community, including stretch limousines that take up 2 or 3 vehicles parking spaces, making limited parking all the more scarce.

RECOMMENDATION 30: In cooperation with BCCA, Arlington County should respond expeditiously and favorably to residents' requests to establish or expand restricted neighborhood parking zones in those portions of the neighborhood that are most heavily affected by non-resident parking. Currently, the BCCA recommends North Thomas Street between North Carlin Springs Road and North Henderson Drive be designated Zone 8 Permit Parking.

RECOMMENDATION 31: In cooperation with BCCA, Arlington County should restrict commercial parking in the residential areas of Buckingham.

RECOMMENDATION 32: Arlington County should ensure that adequate parking (above and/or underground) is provided for any new development or redeveloped projects.

RECOMMENDATION 33: Arlington County must enforce all existing parking regulations.

Chapter 7 PUBLIC SAFETY

The Public Safety section of the 2004 NCP Survey includes addressing such matters as the inadequacy of sidewalks for handicap access, dangerous intersections and crosswalks, neighborhood crime, and rats in the neighborhood.

Generally, a majority of 2004 NCP Survey respondents were unaware of the inadequate sidewalks or dangerous intersections in the Buckingham community and, consequently, did not identify them as a “public safety hazard.” However, a significant number of respondents identified public safety problem areas along North Henderson Road, North Thomas Street, North Glebe Road, North George Mason Drive (see Chapter 5 - Traffic Calming).

The majority of respondent concern surrounds criminal behavior, such as robbery/theft, auto theft, assaults, and public intoxication. As part of an ongoing effort to improve communications and to help break down barriers between the police and the community, the Arlington County Police Department established a community-policing center at the Gates of Ballston Apartments in early 2005. The community-policing center is located at 4117 North 3rd Rd., #2. This has been a very successful program undertaken by the Arlington County Police Department. A comparison of crime statistics in Buckingham over the last two years demonstrates the success of the program:

NON-TRAFFIC INCIDENTS IN BUCKINGHAM 2004-2005*

	2004	2005	DIFFERENCE
Kidnapping	4	1	-3
Robbery	6	3	-3
Assaults	78	66	-12
Arson	1	1	0
Extortion	0	1	+1
Burglary	16	13	-3
Larceny	83	60	-23
Vehicle Theft	22	7	-15
Financial	14	16	+2
Vandalism/DPROP	53	41	-12
Narcotics	13	10	-3
Exposure/Peeping	10	11	+1
Neglect/Bigamy	5	3	-2
Vice	0	2	+2
Dip	79	66	-13
Weapons Possession	2	3	+1
Disturbing the Peace	17	4	-13

Trespass	6	5	-1
Obstruction	4	0	-4
Miscellaneous	6	4	-2
Totals	440	331	-109 (25% reduction)

**Statistics provided courtesy of the Arlington County Police Department*

Note: Of the 331 incidents in 2005, 62 percent (205 of the incidents) resulted in an arrest.



The majority of respondents believe that increased police patrols are needed in the neighborhood (note: the 2004 NCP Survey was taken prior to the creation of the community policing center) and about half of the respondents said they would participate in a Neighborhood Watch program. To the extent clusters of individuals in apartments or condominiums, or other variations would be interested in setting up Neighborhood Watch, the Buckingham Community Civic Association and the Arlington County Police Department should work on identifying such groups and begin the program.

While most respondents have not seen any rats in the neighborhood, about 40 percent of the respondents have sighted them in the past year. The biggest problem areas were along North Thomas Street and North Henderson Road area, along North Pershing Road, and along North 2nd Road. The infestation of rats can likely be traced back to the improper maintenance and overflowing of trash compactors in the neighborhood.

RECOMMENDATION 34: BCCA urges Arlington County to effect more efficient and strategic placement of street lighting throughout the neighborhood as a means to mitigate crime and make residents feel more comfortable walking after dark (See Chapter 4 – Streets, Sidewalks, & Lighting).

RECOMMENDATION 35: BCCA strongly encourages Arlington County staff to look into the intersections (identified in this Section and Chapter 4 – Traffic Calming) and make recommendations for traffic calming strategies, combined with enforcement – both active and passive – to cut down on speeding within our civic association.

RECOMMENDATION 36: BCCA supports stricter Arlington County enforcement to eliminate the local rodent population.

RECOMMENDATION 37: BCCA supports building off our strong relationship with the Arlington County Police Department to further foster a collaborative community-oriented police program, and to begin clusters of Neighborhood Watch programs within the civic association.

**Chapter 8
RECREATION AND BEAUTIFICATION**

Public Spaces – Area 1

With the bulk of its housing classified as multi-family, the Buckingham community has a high density population, including a large number of children, and a concomitantly low inventory of public space for recreational use or even with the potential for recreational use. To the west lies the Lubber Run Community Center and park, Barrett Elementary School and, further on, Bluemont Park. All afford recreational possibilities for the community, but they are located across a busy North George Mason Drive and away from much of the community.

Residents of Buckingham community use the Lubber Run Community Center heavily. However, this center is small, aging, and in desperate need of renovation - to correct environmental problems and comply with current laws and regulations - or replacement. Its exterior recreational facilities are fairly extensive for a limited area - volleyball and basketball courts, a well-equipped playground, a picnic area, and walking trail. The Barrett Elementary School also has a well-equipped playground and a baseball field. On the eastern side of North George Mason Drive, the new Mozaic Park to the east between North Quincy Street and North Pollard Street has the potential to benefit the Buckingham community. There are plans to build a “fulbito” soccer field and a basketball court at the Park, increasing the amount of recreational space available to the youth.

The park to be located at the corner of North George Mason Drive and North Henderson Drive will offer little in terms of recreational facilities; nor does the long-proposed Ballston Common Park (located at North Glebe Road and North Randolph Street) promise viable options for recreation. The Buckingham swimming pool was filled and paved as part of a street extension (see Chapter 2 – History).

The most used local public spaces are informal gathering spots at the Glebe Market grocery store, the *Pupusaria* truck at North Thomas Street and North Henderson Road, and selected spots on the sidewalk of North Thomas Street between North Henderson Road and North Pershing Drive. The Buckingham Community Outreach Center in the Gates of Ballston is vital to the community but will be limited until renovation efforts allow for greater expansion. Culpepper Garden Senior Center offers regularly scheduled activities for adults in the community.

CONCERN AREA 1a:

The lack of accessible recreation areas for younger residents. Recreational areas with suitable facilities are located outside Buckingham community and across busy thoroughfares. The community has no land suitable for development of recreational space for children. Play areas planned for renovated apartment complexes will not be adequate for the community as a whole. Children use common areas, visibly marked as off-limits, for gathering points and routinely ride bicycles and scooters on busy streets. A limited survey showed that adults would accompany younger children to play areas but perhaps not older children, who need areas for more active play. The busy thoroughfares block easy access for this latter group.

RECOMMENDATION 38: The appropriate government authority should construct a pedestrian overpass, or other means (such as the type of pedestrian “stop light” on Wilson Boulevard outside the County headquarters building) to ensure safety across North George Mason Drive at North Park Drive, to Lubber Run Park and Barrett Elementary School to allow for easier and safer access.

CONCERN AREA 1b:

The Lubber Run Community Center remains one of the busiest, yet underutilized community centers in Arlington County. The facility is too small and substandard to sufficiently meet the needs of the Buckingham and surrounding community residents. Access remains almost impossible for many seniors and the physically impaired to utilize the facility to its fullest extent.

RECOMMENDATION 39: To keep in line with Arlington’s goal to operate public facilities that are ADA-accessible, the BCCA recommends Arlington County secure funding through the Capital Improvement Project funding program to completely renovate and enlarge and/or replace the entire Lubber Run Community Center facility into an environmentally-friendly state-of-the-art recreation and community services facility.

CONCERN AREA 1c:

Informal areas used for social gatherings are located on the streets (e.g., *Pupusarias*). The constant use has resulted in loss of grass areas, increased erosion, exposure of tree roots, and added litter on the streets. The expansion of the Community Outreach Center will add to the community’s social and educational assets. The new park (“Buckingham Plaza”) area at North George Mason Drive and North Henderson Road may be of some benefit to adults in the community but more is needed to encourage use of facilities such as Lubber Run Park and Community Center through safer access and inviting atmosphere.

RECOMMENDATION 40: Arlington County should mandate the use of paved “pads,” equipped with tables/benches and trash facilities in the apartment complexes to accommodate the Pupusaria that serve as attractions for social gatherings. In addition, Buckingham Plaza should be made the focal point of community activity in the neighborhood. To this end, the BCCA requests funding be set aside for a kiosk to display community-wide events and for the creation of a water-source for wildlife to flourish within the park-like setting.

Commercial Spaces – Area 2

The community's commercial space is aligned along the Glebe Road. It contains a mix of fairly well maintained retail outlets and some commercial office space. Over the past decade, businesses have built new buildings and remodeled older facilities (Harris-Teeter and American Service Center, respectively). This same portion of the corridor (Wilson Boulevard to North Henderson Road) also has a brick sidewalk. Both developments upgrade the appearance of this portion of the corridor. One corner of North Glebe Road and North Pershing Road has retained the retail spaces that formed the original portion of the original Buckingham Apartments. The Glebe Market on the opposite side shows some signs of deterioration.

CONCERN AREA 2a:

New retail buildings tend to abut directly on the sidewalk.

RECOMMENDATION 41: As new buildings replace existing retail establishment, Arlington County planners should require a provision for setbacks from the sidewalk.

CONCERN AREA 2b:

Older commercial buildings and areas along the North Glebe Road commercial strip are showing signs of deterioration. Open spaces are well worn and have trash problems.

RECOMMENDATION 42: Arlington County staff should consider proposing ordinances or other incentives to encourage building and property maintenance.

Multi-Family Residences – Area 3

Multi-family units, including rental units and condominiums, comprise 96 percent of the housing inventory in the Buckingham NSA. The exterior maintenance and trash management in these areas varies from excellent to slum-like (see also Litter & Trash-Area 6 under this Chapter).

CONCERN AREA 3:

Overuse of informal walkways and common areas has denuded large areas of grass, exposed tree roots, and caused erosion onto sidewalks. Dirt cakes large portions of sidewalks, and with rain, these areas are more than unattractive. The sidewalks become dangerous or impassable. The west side of North 4th Street between North Thomas Street and North George Mason Drive has extensive dirt paths instead of the sidewalks available in other parts of the community.

RECOMMENDATION 43: Arlington County staff should conduct regular inspection of multi-family complexes to insure compliance with County building and health codes, and

ensure residents and housing managers are consistently utilizing effective measures to discourage use of informal pathways and provide pavement of the most used routes and landscaping for worn areas to offset erosion.

Private Residences – Area 4

Detached and semi-detached homes, a mix of old and new buildings, make up a small percentage of the community’s residential areas. For the most part, these buildings and the streets on which they stand are well maintained and assets for the neighborhood. The common areas for townhouse developments, overseen by homeowners’ associations, are also well maintained.

CONCERN AREA: None

Tree Preservation – Area 5

The Buckingham community has a good mix of mature trees (e.g., several varieties of oak, silver maple, wild cherry), and minor additions of smaller trees added with new development. Although the maple, in particular, and cherry show normal signs of aging and lack of regular pruning, the majority of the trees appear in good condition. We believe trees are a valuable asset for the community. Installation of new trees appears limited but should be encouraged with new development and otherwise whenever possible.

CONCERN AREA 5a:

Use of treed areas as informal social centers has caused erosion and unusual exposure of root systems for large trees. The corner of North Thomas Street and North Henderson Road and the North Thomas Street corridor from the North Henderson Road to North Pershing Drive are examples.

**North Thomas Street
and North
Henderson Drive**



RECOMMENDATION 44: Arlington County staff should review the condition of trees in endangered areas and work with apartment property managers to maintain trees and repair eroded areas, as necessary.

CONCERN AREA 5b:

As the Buckingham community continues to be one of the more attractive neighborhoods in Arlington County, development throughout the area is certain.

RECOMMENDATION 45: When development occurs, Arlington County authorities should make every attempt to preserve the trees and other wildlife and additional planting of trees should be encouraged.

Litter & Trash – Area 6

In the 2004 NCP Survey, respondents ranked litter and cleanliness fourth on the list of disadvantages of living in the Buckingham NSA. The main corridors of the Buckingham community – North Carlin Springs Drive, North Thomas Street, North Henderson Road, and North Pershing Drive -- have litter problems. Some of the apartment complexes in this area also have poor trash and litter control. North 2nd Street, behind Culpepper Garden appears to serve as a parking area for light commercial vehicles; it has a higher incidence of litter than other streets in the immediate area. Natural debris is not systematically removed from some streets in the community

The quality of waste management in apartment complexes ranges from excellent to inadequate. George Mason Apartments, for example, has a large, fenced trash disposal area with one dumpster, which appears to be adequately maintained. Two apartment complexes on North Thomas between North Carlin Springs Road and North Henderson Road also have one dumpster each. These containers, however, routinely overflow into their respective parking lots and result in garbage spreading over the immediate area. Informal approaches to the management company about this problem have brought very little response and Arlington County has offered only minimal assistance.

CONCERN AREA 6a:

The North Thomas Street corridor from North Carlin Springs Road to North Pershing Drive, the North Henderson Road corridors from North Glebe Road to North 2nd Road, the North Pershing Drive corridor from North Glebe Road to North Second Road, and, to a lesser extent, North Carlin Springs Road from North Glebe Road to North Park Drive are routinely strewn with trash. The mix is predominantly debris from fast food restaurants, recyclable beverage containers, and individuals cleaning out their cars. Broken glass on sidewalks is common and a danger. Additionally, the informal cut-through to Harris-Teeter from North Thomas Street serves as a garbage dump, primarily for recyclable beverage containers.

Covered bus stops on North Pershing Drive, North Glebe Road, and North Henderson Road near Culpepper Garden have trash receptacles for public uses. The CVS store maintains two trash receptacles in front of its Pershing Road store. However, bus stops along North Henderson Road and North Carlin Spring Road have no trash receptacles. The apartment complex along North 4th Road between North Henderson Road and North Park Street offers privately serviced trash containers; this area routinely has a low incidence of loose trash and litter.

RECOMMENDATION 46: Arlington County must adequately police the placement and routine servicing of labeled trash receptacles and recycle containers at convenient locations along major streets (described above) in the Buckingham community.

RECOMMENDATION 47: Arlington County should initiate anti-litter educational efforts in the schools and community centers.

CONCERN AREA 6b:

Litter, including broken glass, is evident in the common areas of the Buckingham community. Overfilled dumpsters and piles of garbage, as well as litter dispersed from them, in parking and common areas are common in certain multi-family apartment complexes.



**500 Block of North Thomas Street
May 22, 2005**



**500 Block of North Thomas Street
June 19, 2005**

RECOMMENDATION 48: Arlington County should ensure routine inspections of these areas to insure compliance with appropriate health and safety codes.

RECOMMENDATION 49: Arlington County should establish and enforce a requirement for trash dumpsters to be prorated by number of tenants and for more frequent servicing of the dumpsters.

CONCERN AREA 6c:

One block of North Henderson Road between North Thomas Street and North 4th Road is routinely packed with aging leaves. Occasionally, Arlington County sweeps the street by machine, but the results are limited because of parked cars along the curb.

RECOMMENDATION 50: Arlington County should ensure at least semi-annual street sweeping in the Buckingham community with a staggered, notified-in-advance schedule that will permit the temporary removal of cars to allow for full removal of debris.

Appendix A SURVEY RESULTS

BCCA Survey

322 Total 69 Spanish 7/23/04

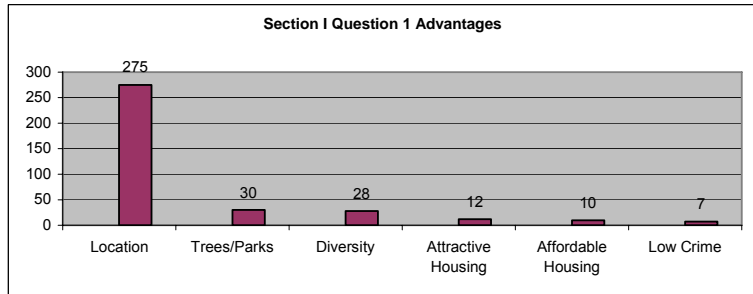
Section I

GENERAL NEIGHBORHOOD CONDITIONS

Section I Question 1

Advantages to living in Buckingham

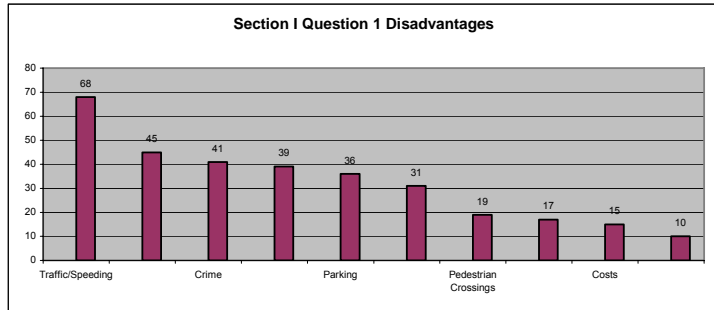
- Location 275
- Trees/Parks 30
- Diversity 28
- Attractive Housing 12
- Affordable Housing 10
- Low Crime 7



Section I Question 1

Disadvantages of living in Buckingham

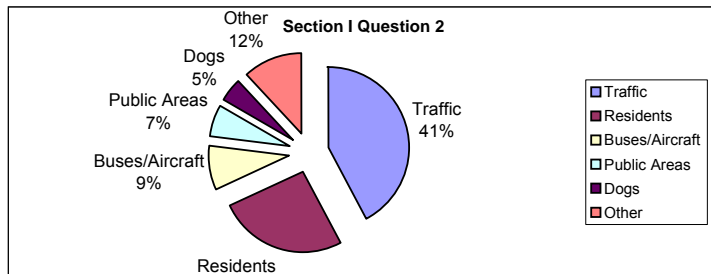
- Traffic/Speeding 76
- Noise 45
- Crime 43
- Litter/Cleanliness 39
- Parking 37
- Poor Housing Maintenance 32
- Pedestrian Crossings 19
- Lack of recreation 17
- Costs 15
- Lighting 10



Question 2

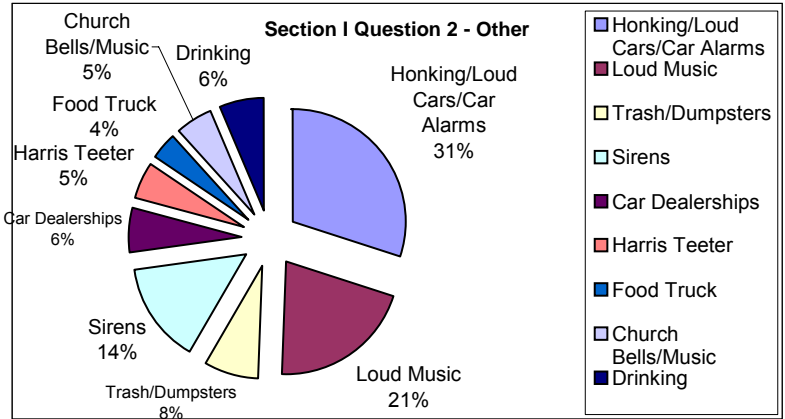
Is there a problem with noise on your street?

- Traffic 142
- Residents 87
- Buses/Aircraft 30
- Public Areas 22
- Dogs 16
- Other 40



Other

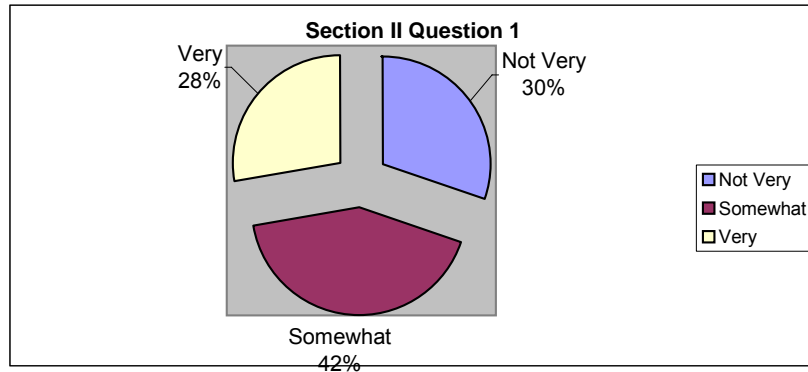
Honking/Loud Cars/Car Alarms	23
Loud Music	16
Trash/Dumpsters	6
Sirens	11
Car Dealerships	5
Harris Teeter	4
Food Truck	3
Church Bells/Music	4
Drinking	5



Section II LAND USE AND ZONING

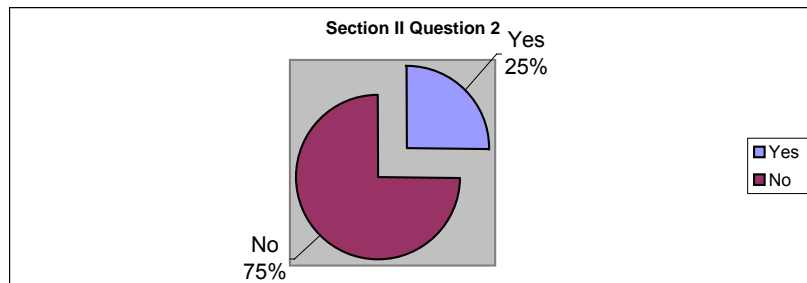
Question 1 How do you describe your level of concern about too many occupants in some houses in the neighborhood?

Not Very	92
Somewhat	128
Very	85



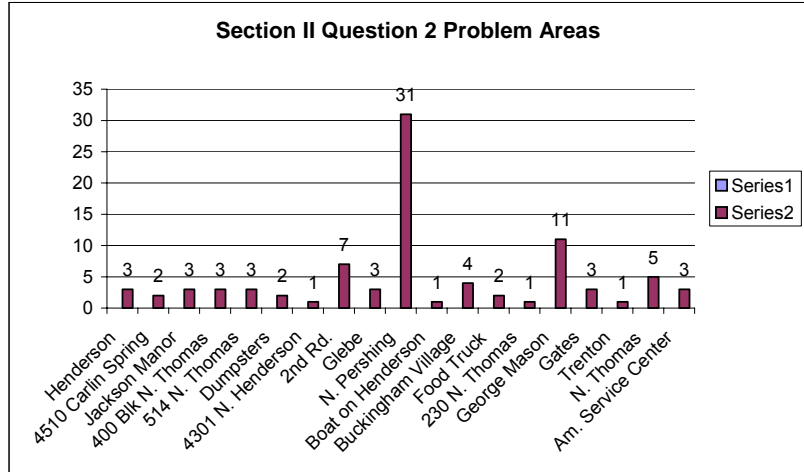
Question 2 Are there any structures, vacant lots, abandoned or inoperable vehicles on your block or elsewhere in the neighborhood that you consider eyesores or safety hazards?

Yes	74
No	219



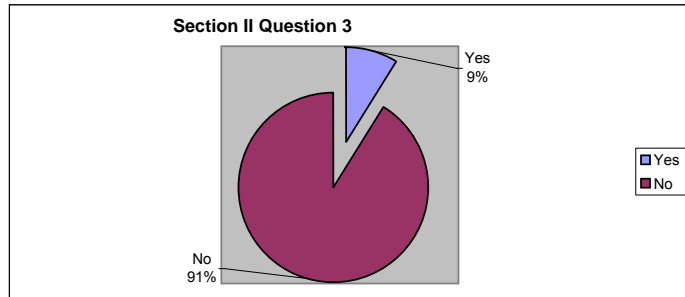
Question 2 Problem Areas

Henderson	3
4510 Carlin Spring	2
Jackson Manor	3
400 Blk N. Thomas	3
514 N. Thomas	3
Dumpsters	2
4301 N. Henderson	1
2nd Rd.	7
Glebe	3
N. Pershing	31
Boat on Henderson	1
Buckingham Village	4
Food Truck	2
230 N. Thomas	1
George Mason	11
Gates	3
Trenton	1
N. Thomas	5
Am. Service Center	3



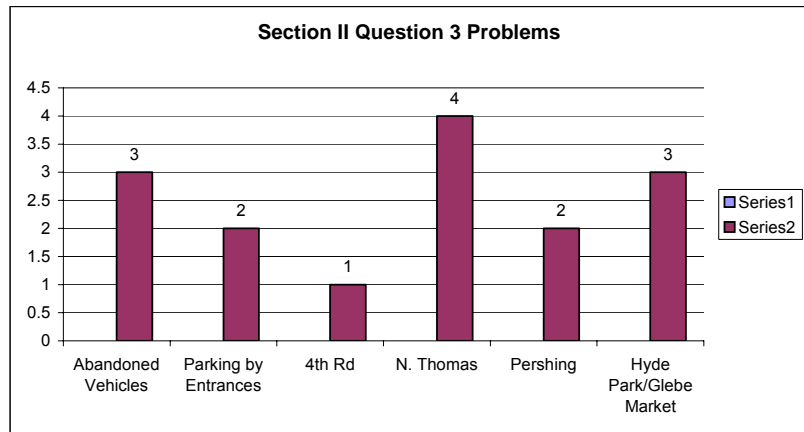
Question 3 Are you aware of any possible zoning violations in your neighborhood?

Yes	26
No	269



Question 3 Problems Identified

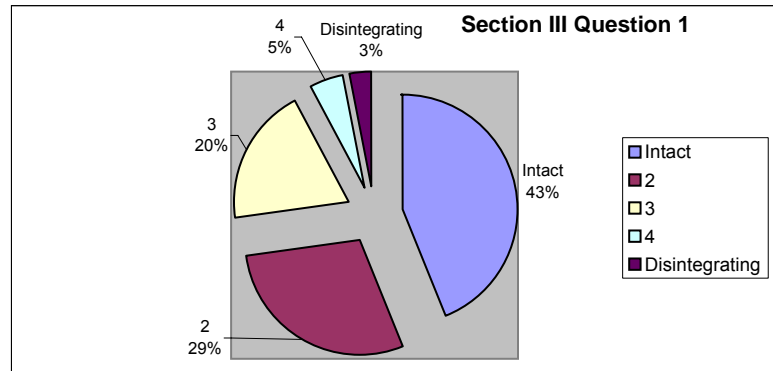
Abandoned Vehicles	3
Parking by Entrances	2
4th Rd	1
N. Thomas	4
Pershing	2
Hyde Park/Glebe Market	3
Drinking	3



Section III STREETS, SIDEWALKS AND LIGHTING

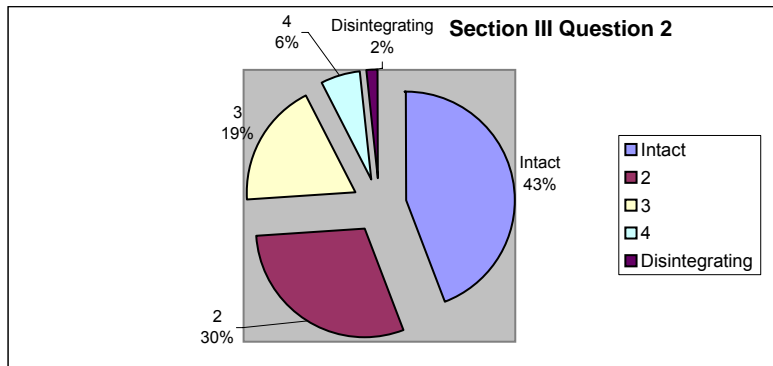
Question 1 If you have a sidewalk in front of your home, please rate the condition.

Intact	114
2	75
3	51
4	12
Disintegrating	8



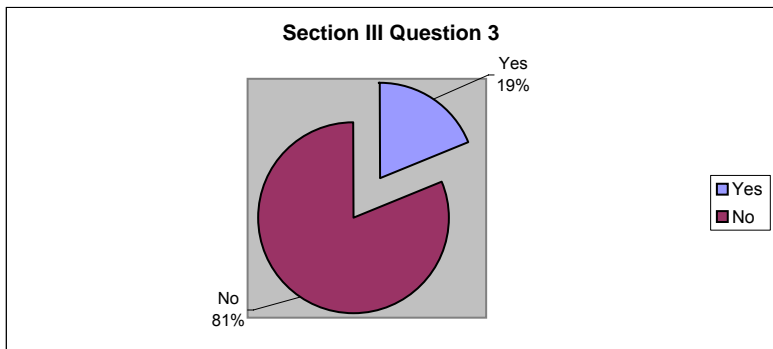
Question 2 If you have a curb in front of your home, please rate the condition.

Intact	101
2	68
3	43
4	13
Disintegrating	4



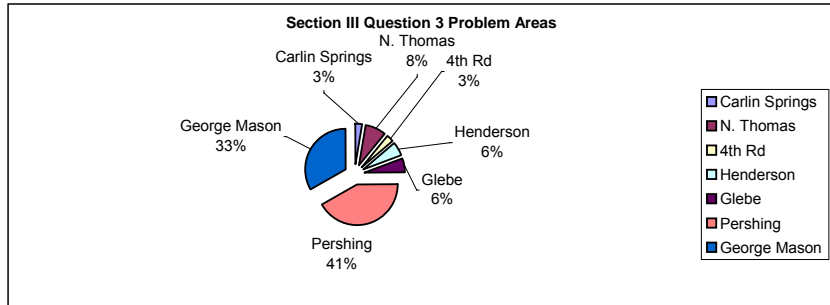
Question 3 Are there problems with gutters or drainage on your street?

Yes	53
No	226



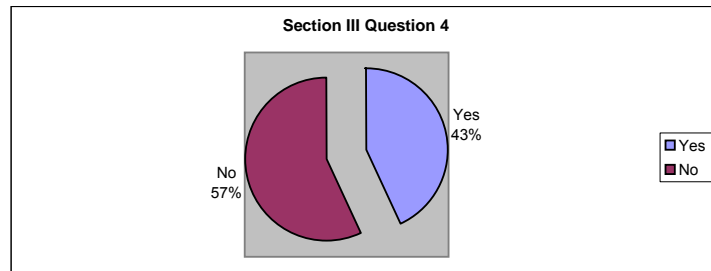
Question 3 Problem Areas

Carlin Springs	1
N. Thomas	3
4th Rd	1
Henderson	2
Glebe	2
Pershing	15
George Mason	12



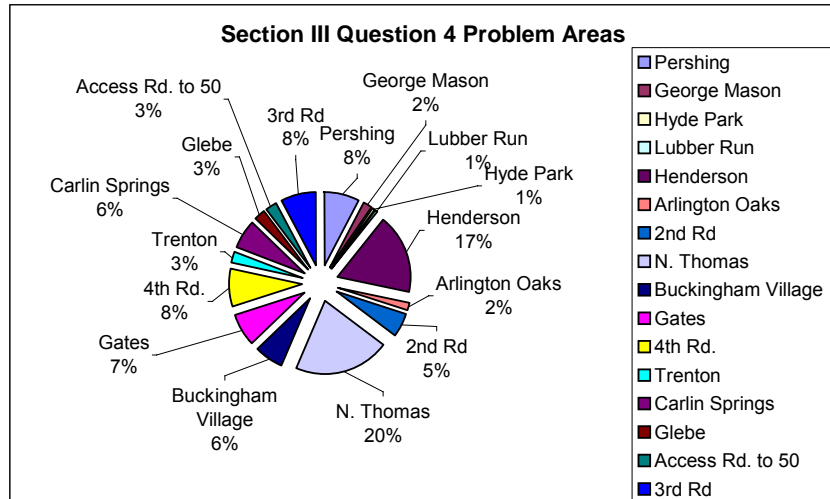
Question 4 Is additional lighting needed in the neighborhood?

Yes	128
No	170



Question 4 Problem Areas

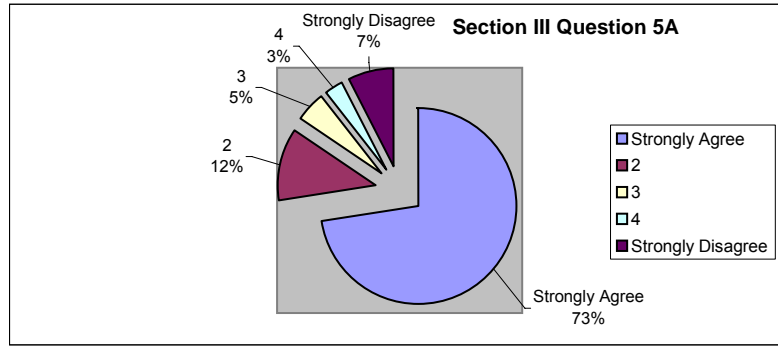
Pershing	12
George Mason	3
Hyde Park	1
Lubber Run	1
Henderson	27
Arlington Oaks	3
2nd Rd	8
N. Thomas	33
Buckingham Village	10
Gates	11
4th Rd.	13
Trenton	4
Carlin Springs	10
Glebe	4
Access Rd. to 50	4
3rd Rd	12



Question 5 Indicate your opinion of the following statements:

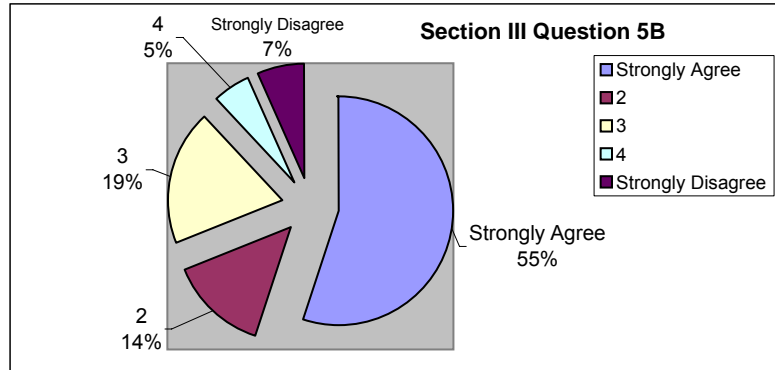
A There should be a sidewalk on at least one side of each street in the neighborhood.

Strongly Agree	206
2	34
3	14
4	9
Strongly Disagree	21



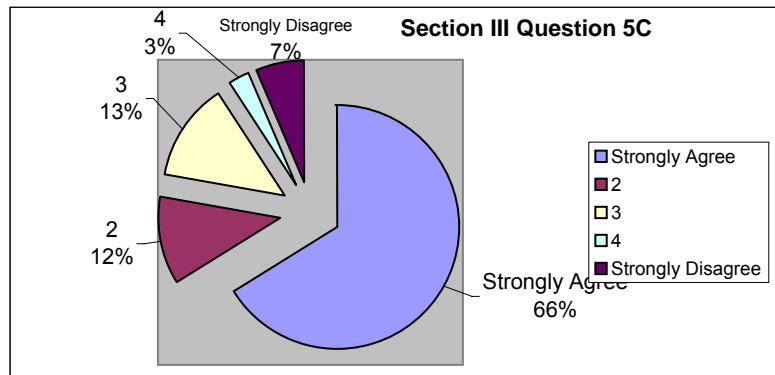
B There should be a sidewalk on both sides of each street in the neighborhood.

Strongly Agree	156
2	39
3	54
4	15
Strongly Disagree	19



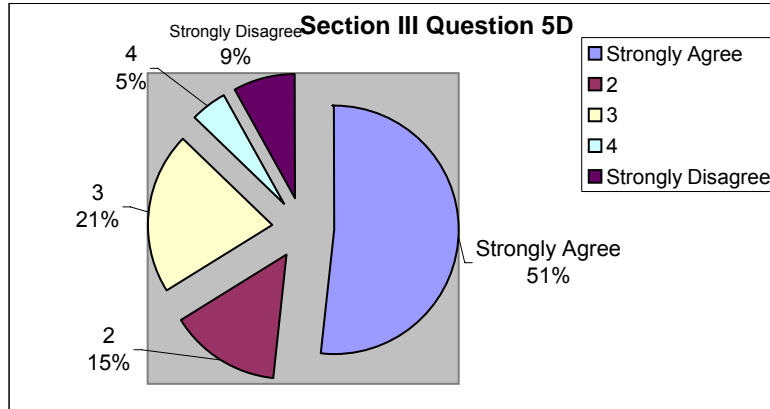
C On your block, there should be curbs and gutters on both sides of the street.

Strongly Agree	175
2	31
3	35
4	7
Strongly Disagree	17



D Bars should be installed on storm drains to prevent injuries.

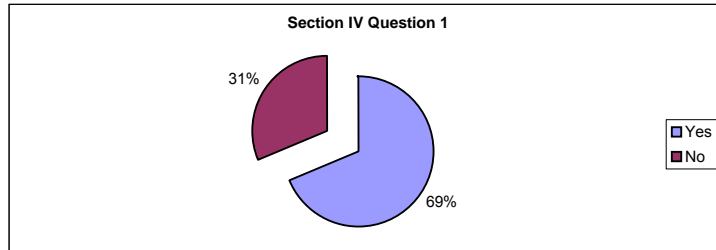
Strongly Agree	142
2	40
3	58
4	13
Strongly Disagree	22



Section IV TRAFFIC

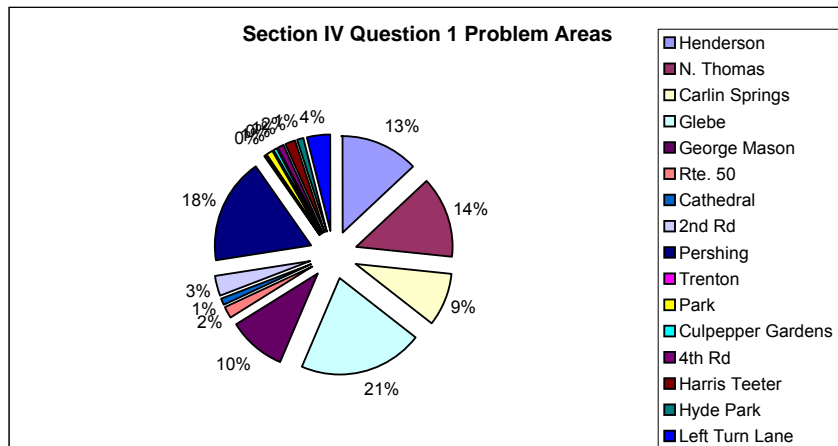
Question 1 Are any intersections or places in the neighborhood difficult for you or others to maneuver because of traffic flow, traffic speed, visual obstructions (i.e., parked cars, vegetation, structures), or the configuration of the road?

Yes	201
No	92



Question 1 Problem Areas

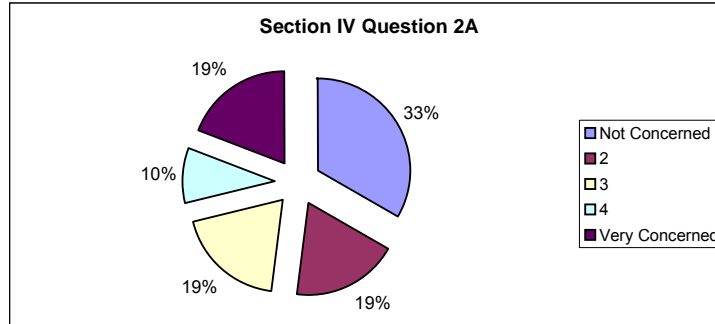
Henderson	57
N. Thomas	59
Carlin Springs	39
Glebe	91
George Mason	43
Rte. 50	9
Cathedral	4
2nd Rd	15
Pershing	78
Trenton	1
Park	5
Culpepper Garde	2
4th Rd	5
Harris Teeter	7
Hyde Park	5
Left Turn Lane from Glebe onto Henderson	17



Question 2 Indicate your level of concern about the following traffic problems:

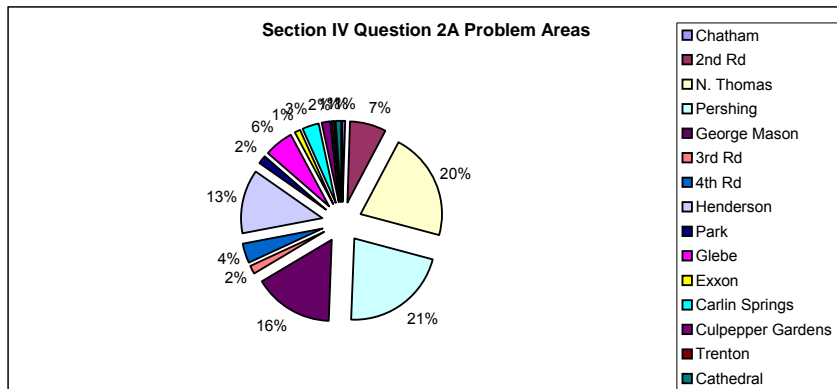
A) cut-through traffic in the neighborhood.

Not Concerned	94
2	52
3	54
4	27
Very Concerned	54



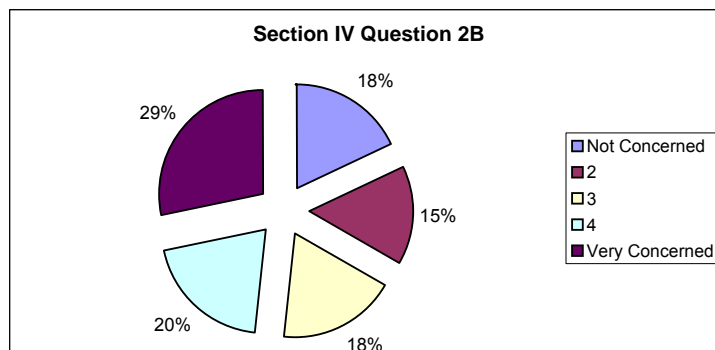
Question 2A Problem Areas

Chatham	1
2nd Rd	13
N. Thomas	38
Pershing	38
George Mason	28
3rd Rd	3
4th Rd	7
Henderson	23
Park	3
Glebe	10
Exxon	2
Carlin Springs	6
Culpepper Garde	3
Trenton	1
Cathedral	2



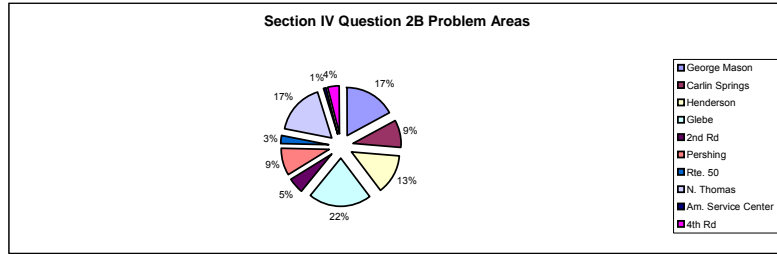
B) vehicles exceeding the speed limits in the neighborhood.

Not Concerned	51
2	43
3	52
4	57
Very Concerned	80



Question 2B Problem Areas

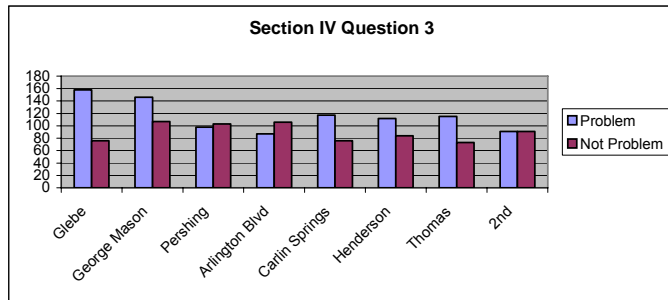
George Mason	30
Carlin Springs	16
Henderson	23
Glebe	37
2nd Rd	9
Pershing	16
Rte. 50	5
N. Thomas	30
Am. Service Cent	1
4th Rd	7



Question 3

The Buckingham Neighborhood Strategy Area Plan, which was approved by the County Board in 2000, stated: "Speed of traffic pedestrians in both the residential and commercial areas. With input from Buckingham residents, county staff identified these particular streets as having speeding problems." Please indicate (by an X) whether you believe these streets continue to have speeding problems:

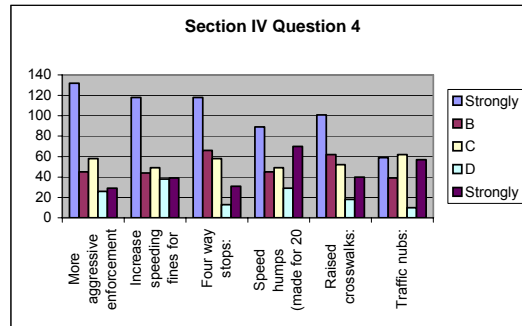
Problem	Not Problem
Glebe	158 76
George Mason	146 107
Pershing	98 103
Arlington Blvd	87 106
Carlin Springs	117 76
Henderson	112 84
Thomas	115 73
2nd	91 91



Question 4

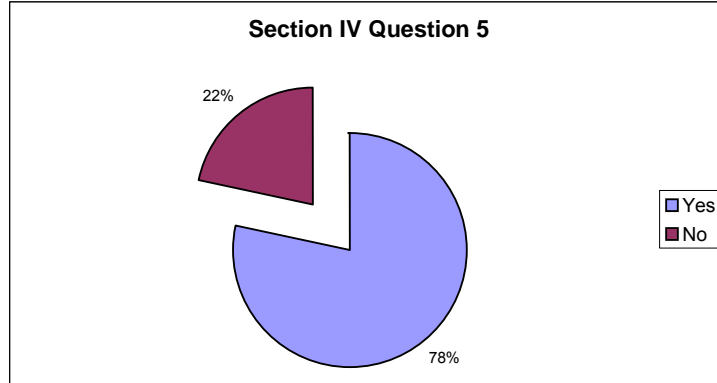
Please indicate your opinion of each method listed for changing traffic patterns in BCCA:

	Strongly Favor	B	C	D	Strongly Oppose
More aggressive enforcement	132	45	58	26	29
Increase speedin	118	44	49	38	39
Four way stops:	118	66	58	13	31
Speed humps (m	89	45	49	29	70
Raised crosswalk	101	62	52	18	40
Traffic nubs:	59	39	62	10	57



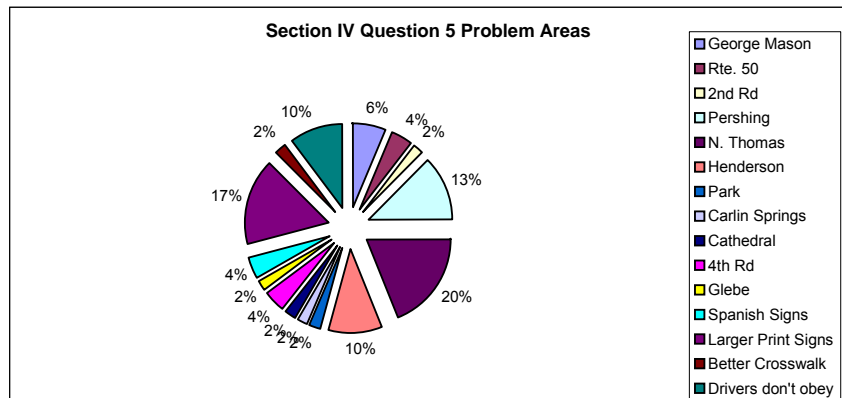
Question 5 Are the street or traffic signs (stop signs, street name signs, etc.) in the neighborhood adequate?

Yes 203
No 56



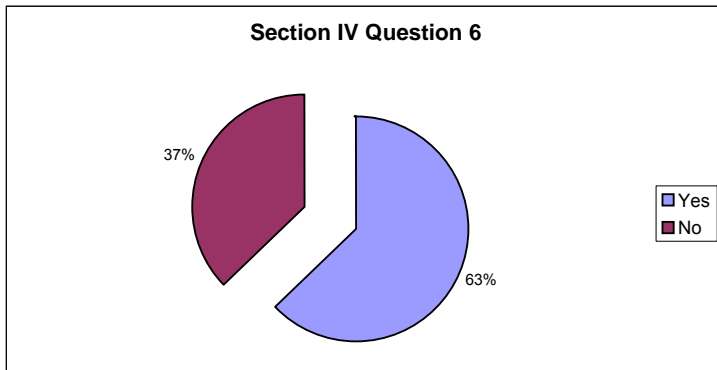
Question 5 Problem Areas

George Mason 3
Rte. 50 2
2nd Rd 1
Pershing 6
N. Thomas 9
Henderson 5
Park 1
Carlin Springs 1
Cathedral 1
4th Rd 2
Glebe 1
Spanish Signs 2
Larger Print Signs 8
Better Crosswalk 1
Drivers don't obey 5



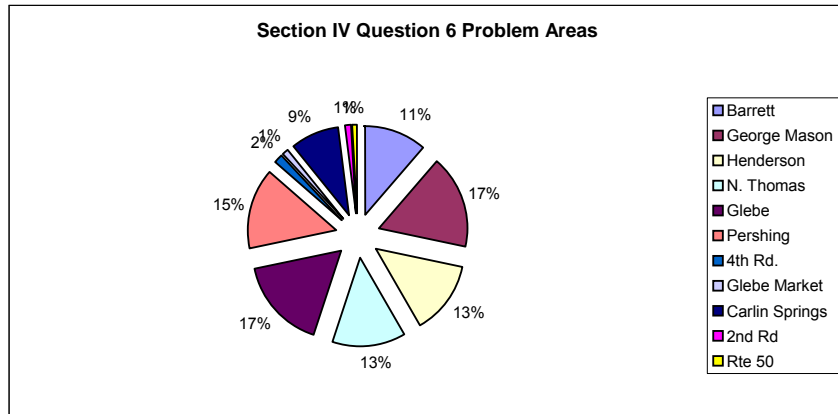
Question 6 Are there areas in the neighborhood where traffic may create a safety hazard for school children or other pedestrians?

Yes 157
No 93



Question 6 Problem Areas

Barrett	27
George Mason	41
Henderson	32
N. Thomas	32
Glebe	40
Pershing	35
4th Rd.	4
Glebe Market	3
Carlin Springs	21
2nd Rd	3
Rte 50	2



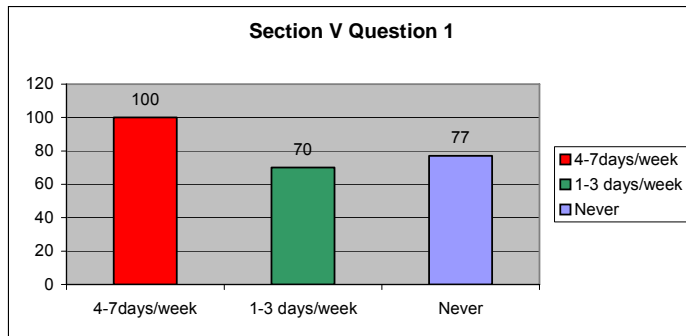
Section V

PARKING

Question 1

How often is it difficult to find parking on the street near your house?

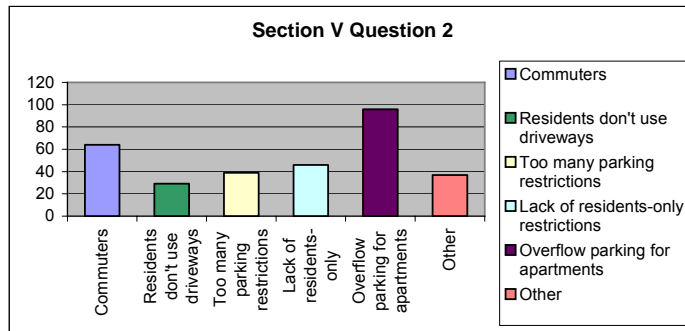
4-7days/week	100
1-3 days/week	70
Never	77



Question 2

If you consider parking on the street near your home a problem, what do you think are the causes?

Commuters	64
Residents don't use driveways	29
Too many parking restrictions	39
Lack of residents-only restrictions	46
Overflow parking for apartments	96
Other	37

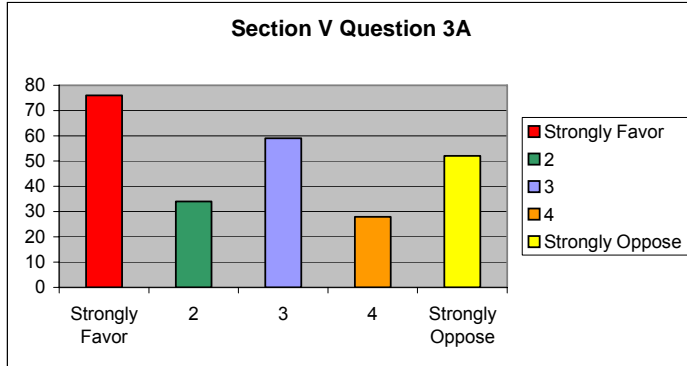


Question 3

Please indicate your opinion on the following methods for managing parking in the neighborhood

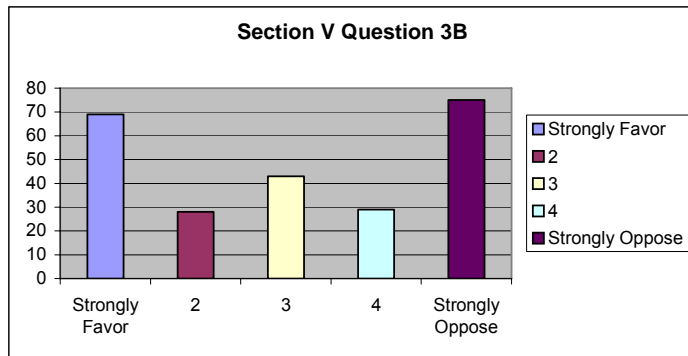
a) During business hours, reserve areas for residential permit parking only.

Strongly Favor	76
2	34
3	59
4	28
Strongly Oppose	52



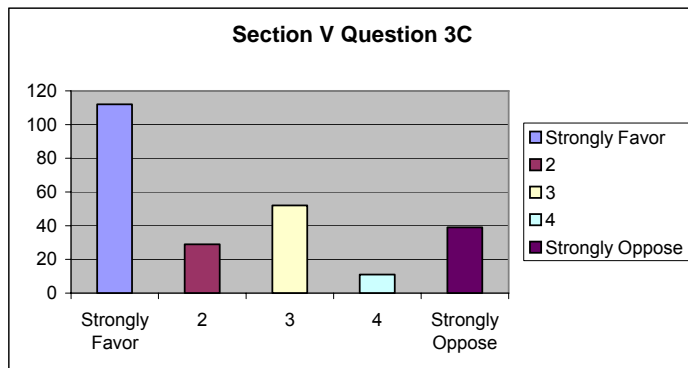
b) At all times, reserve areas for residential permit parking only.

Strongly Favor	69
2	28
3	43
4	29
Strongly Oppose	75



c) Improve parking enforcement (i.e., Arlington police should issue tickets for repeat parking offenders.)

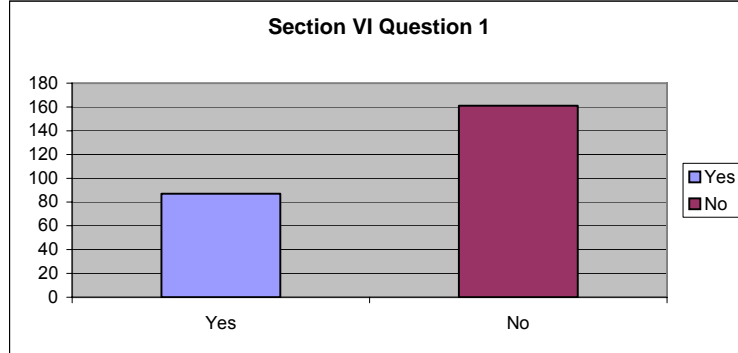
Strongly Favor	112
2	29
3	52
4	11
Strongly Oppose	39



Section VI PUBLIC SAFETY

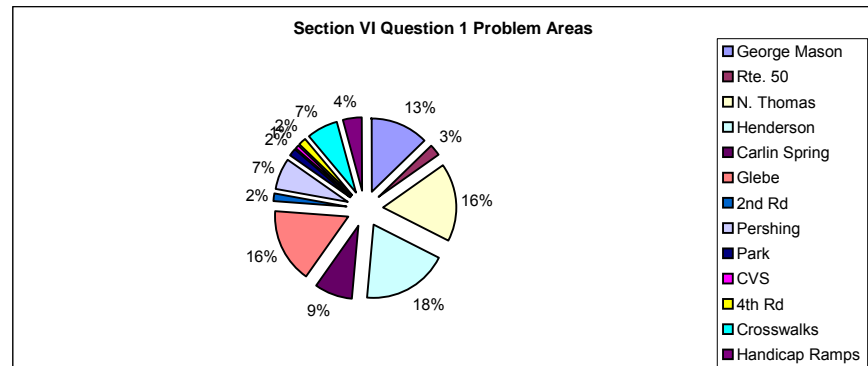
Question 1 Are there areas in the neighborhood where the lack of sidewalks, handicapped access, crosswalks, traffic lights, curbs or gutte create a safety hazard for school children or pedestrians?

Yes 87
No 161



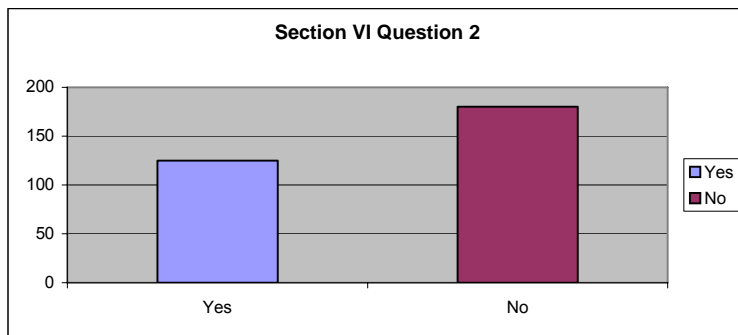
Question 1 Problem Areas

George Masor 15
Rte. 50 3
N. Thomas 20
Henderson 22
Carlin Spring 10
Glebe 19
2nd Rd 2
Pershing 8
Park 2
CVS 1
4th Rd 2
Crosswalks 8
Handicap Rarr 5



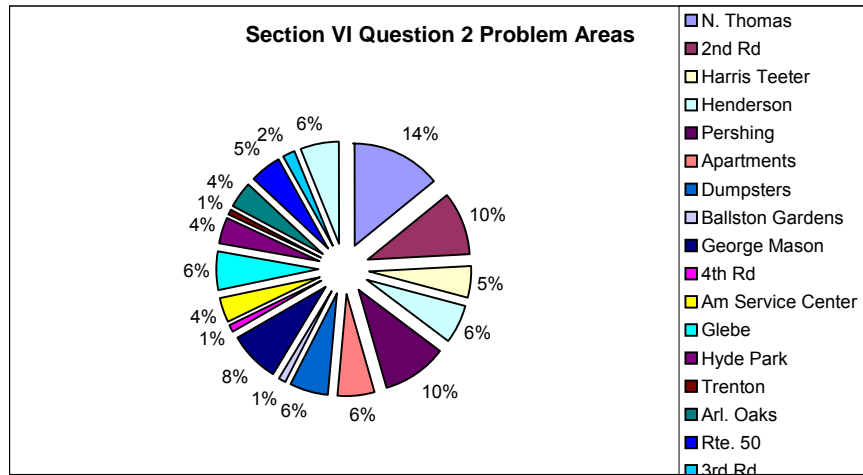
Question 2 Have you seen any rats in the neighborhood within the last year?

Yes 125
No 180



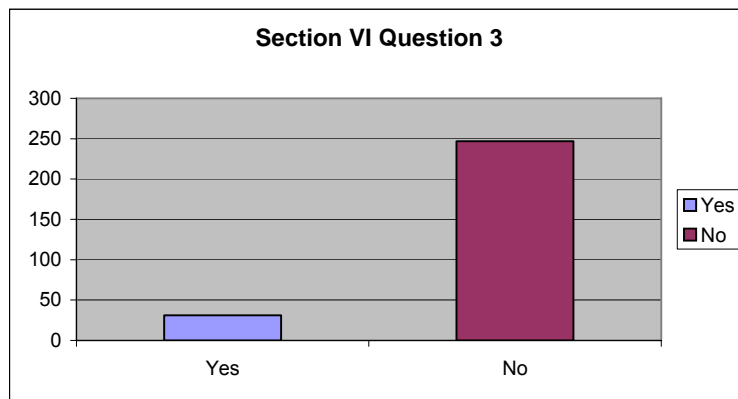
Question 2 Problem Areas

N. Thomas	14
2nd Rd	10
Harris Teeter	5
Henderson	6
Pershing	10
Apartments	6
Dumpsters	6
Ballston Garde	1
George Masor	8
4th Rd	1
Am Service Ct	4
Glebe	6
Hyde Park	4
Trenton	1
Arl. Oaks	4
Rte. 50	5
3rd Rd	2
Carlin	6



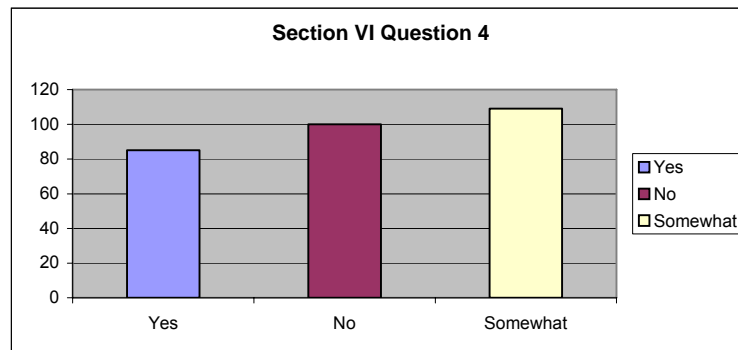
Question 3 Are you aware of any fire or health hazards in the neighborhood?

Yes	31
No	247



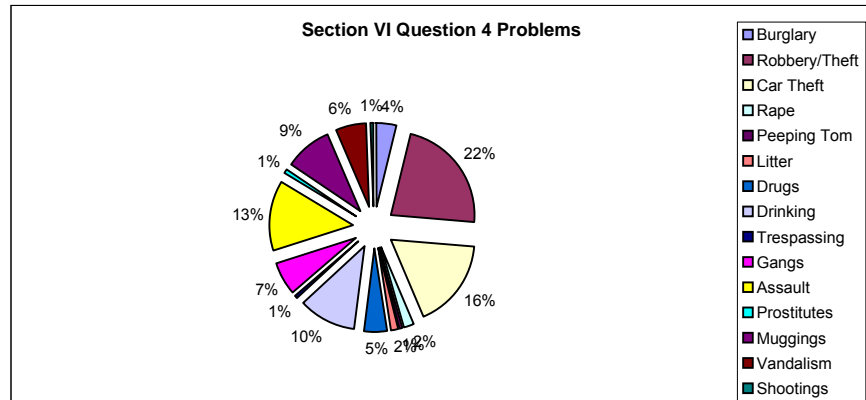
Question 4 Do you think neighborhood crime is a problem?

Yes	85
No	100
Somewhat	109



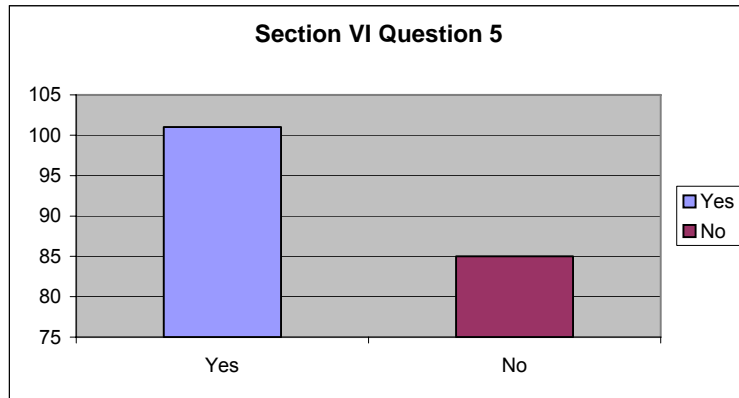
Question 4 Problems

Burglary	8
Robbery/Theft	45
Car Theft	34
Rape	4
Peeping Tom	1
Litter	3
Drugs	9
Drinking	22
Trespassing	1
Gangs	13
Assault	27
Prostitutes	2
Muggings	18
Vandalism	12
Shootings	1



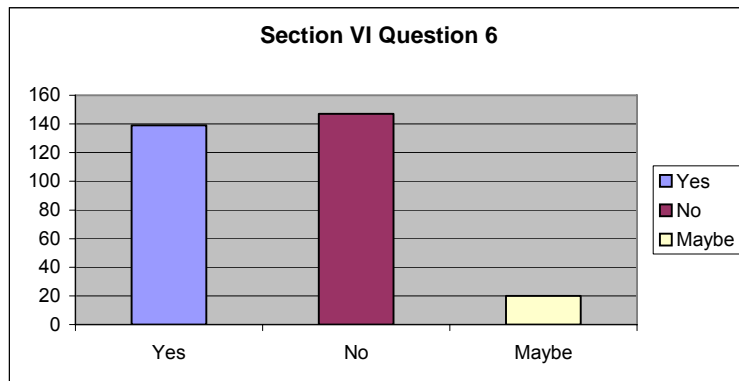
Question 5 Do you think increased police patrols are needed in the neighborhood?

Yes	101
No	85



Question 6 Would you participate in a Neighborhood Crime Watch Program on your block?

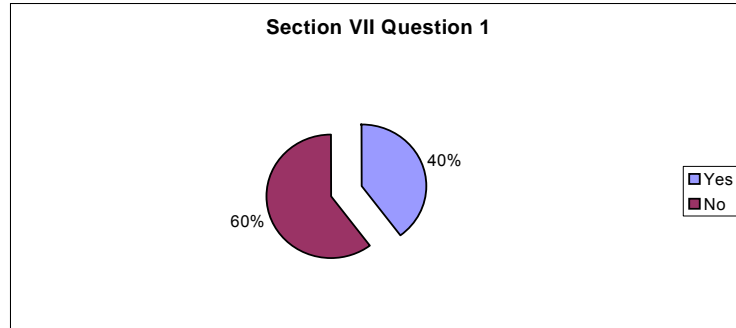
Yes	139
No	147
Maybe	20



Section VII RECREATION AND BEAUTIFICATION

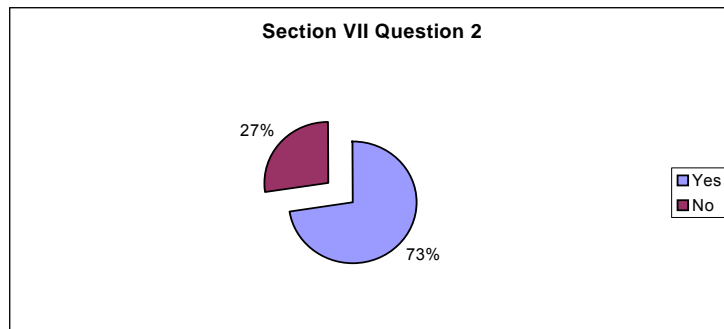
Question 1 Do you currently visit the Lubber Run Recreation Center?

Yes 119
No 181



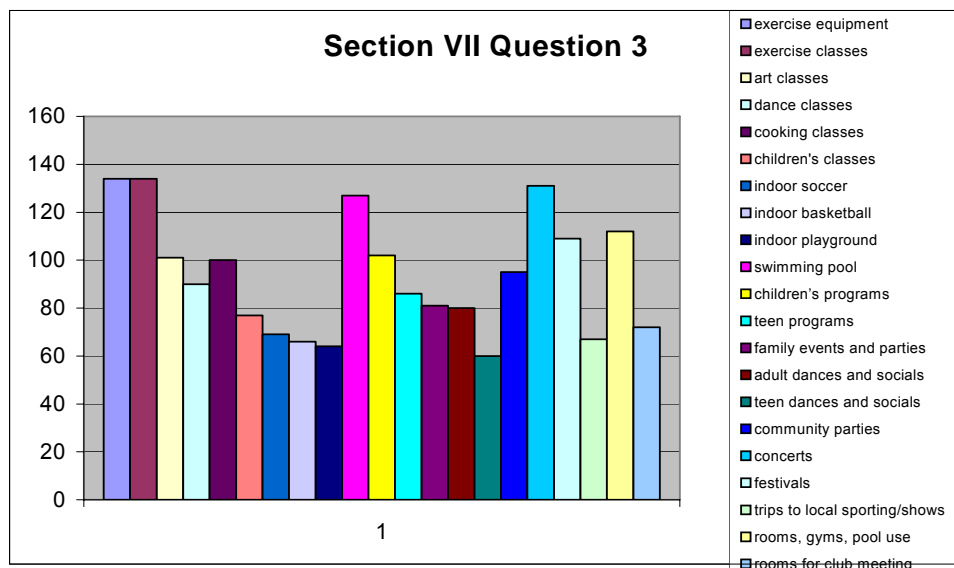
Question 2 Would you like to see an expanded recreation center within walking distance of Buckingham?

Yes 191
No 72



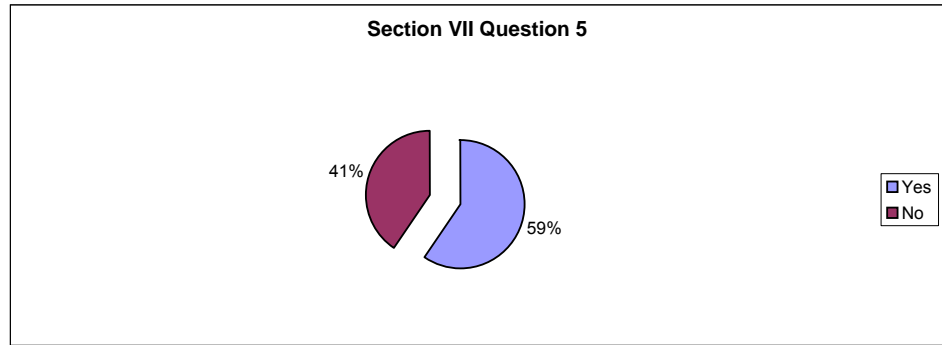
Question 3 What types of programs would you like to have available?

exercise equipment 134
exercise classes 134
art classes 101
dance classes 90
cooking classes 100
children's classes 77
indoor soccer 69
indoor basketball 66
indoor playground 64
swimming pool 127
children's programs 102
teen programs 86
family events and p. 81
adult dances and sc 80
teen dances and so 60
community parties 95
concerts 131
festivals 109
trips to local sportin 67
rooms, gyms, pool t 112
rooms for club mee 72



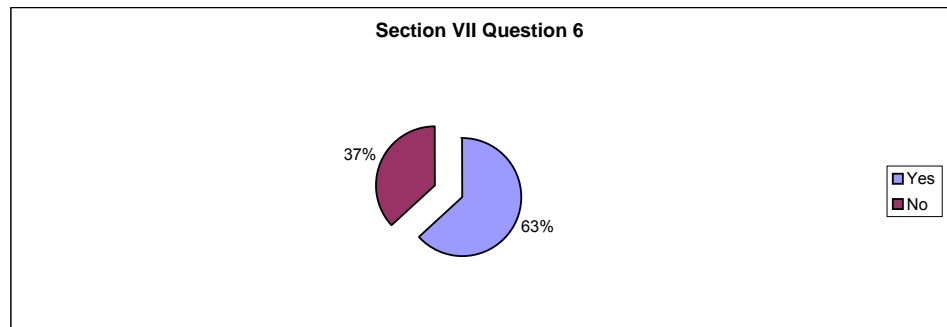
Question 5 Do you think the neighborhood has a problem with litter/trash?

Yes 171
No 117



Question 6 Arlington County allows up to four (4) signs identifying a neighborhood. These signs must be located on county land. The county will pay initial purchase and installation costs. The neighborhood is responsible for upkeep. Would you favor installing neighborhood identification signs at entrance points in the neighborhood?

Yes 145
No 85



Appendix B Priority NC Projects

A) North Henderson Road and North Thomas Street

- Additional lighting at the intersection of North Henderson Road and North Thomas Street (preference for carriage);
- Raised crosswalk on the North Thomas Street side;
- Bump-outs on North Henderson Road to increase pedestrian safety;
- Square corners at intersection to slow traffic;
- Paint crosswalk on east side of North Henderson Road;
- Ensure crosswalk is 100 percent accessible with curb-cuts;
- More signage on North Henderson Road approaching intersection indicating pedestrian crosswalk and applicable fines;
- If some or all of the above can be funded outside of NCP funds, request for additional lighting at intersection of North Henderson Road and North 4th Road;
- *Not an NCP project: Traffic light at intersection.*

B) North Thomas Street and North Carlin Springs Road

- Bump-outs at intersection on North Carlin Springs Road to increase pedestrian safety;
- At least two (2) speed humps on North Thomas Street (between North Carlin Springs Road and North Henderson Drive);
- More signage on North Carlin Springs Drive approaching North Thomas Street intersection indicating pedestrian crosswalk and applicable fines;
- Replace cobra lights and increase lighting poles along the 400-block of North Thomas Street (preference for carriage);
- *Not an NCP project: Traffic light at intersection.*

C) North Thomas Street and North 4th Street

- Install a traffic circle at the intersection of North Thomas Street and North 4th Street;
- Install a four-way raised crosswalk at this intersection;
- Designate this intersection a four-way stop sign;
- Additional lighting at this intersection (preference for carriage lights)

D) North Carlin Springs Road and North Park Drive

- Bump-outs at intersection on the south side of North Carlin Springs Road at North Park Drive to increase pedestrian safety;
- Flashing lights to alert motorists approaching North Carlin Springs from the west of pedestrian crosswalk;
- At least two (2) speed humps on North Park Drive (between North Carlin Springs Road and North George Mason Drive);
- Additional lighting at the crosswalk of North Park Drive and North 4th Road;
- Raise the sidewalk to ramp over tree roots at the 500-block of North Park Drive (west side).

Neighborhood Conservation Program Participants

Any neighborhood can become eligible for the Neighborhood Conservation Program by demonstrating its wish to engage in a program of self-improvement. Community members must draft a "Letter of Commitment" for the neighborhood. This enables voting membership on the Neighborhood Conservation Advisory Commission (NCAC). Once a neighborhood becomes active, it can prepare a [neighborhood conservation plan](#), which establishes a community vision and identifies priority projects to realize that vision.

Participation Status

Alcova Heights – active

Arlington-East Falls Church – active

Arlington Forest – active

Arlington Heights – active

Arlington Ridge – active

Arlington View – inactive

Ashton Heights – active

Aurora Highlands – active

Ballston-Virginia Square – active

Barcroft – active

Bellevue Forest – active

Bluemont – active

Boulevard Manor – active

Buckingham – active

Chain Bridge Forest – inactive

Cherrydale – active

Claremont – active

Glebe Wood – inactive

Glencarlyn – active

Gulf Branch – active

Highview Park – active

Highland Park-Overlee Knolls – active

Leeway – active

Long Branch Creek – active

Lyon Park – active

Lyon Village – active

Madison Manor – active

Maywood – active

Nauck – active

North Highlands – inactive

North Rosslyn – inactive

Old Dominion – active

Old Glebe – active

Penrose – active

Clarendon-Courthouse – active

Colonial Village – inactive

Columbia Forest – active

Columbia Heights – active

Columbia Heights West – active

Dominion Hills – active

Donaldson Run – active

Douglas Park – active

Dover-Crystal – inactive

Fairlington-Shirlington – active

Forest Glen – inactive

Foxcroft Heights – active

Radnor/Fort Myer Heights – active

Rivercrest – inactive

Riverwood – inactive

Rock Spring – active

Stafford Albemarle Glebe – inactive

Tara-Leeway Heights – active

Waverly Hills – active

Waycroft-Woodlawn – active


Westover Village – active

Williamsburg – active



Woodmont – active

Yorktown – active

Neighborhood Conservation Plan Program Home

- [NC Program Guidebook](#) 
- [Neighborhood Conservation Plans](#)
- [Capital Improvement Projects](#)
- [Funding Process](#)
- [Neighborhood Signs](#)
- [NC Photo Gallery](#)
- [NCAC](#)

Contact Us

Naudy Martinez, Neighborhood Conservation Planner
2100 Clarendon Blvd., Suite 700
Arlington, VA 22201
703-228-7933 
[Email](#) 



Meetings & Events

MAR

12

Thu

[Neighborhood Conservation Advisory Committee \(NCAC\) Meeting](#)

7:30 pm-9:30 pm

APR

9

Thu

[Neighborhood Conservation Advisory Committee \(NCAC\) Meeting](#)

7:30 pm-9:30 pm


MAY

14

Thu

[Neighborhood Conservation Advisory Committee \(NCAC\) Meeting](#)

7:30 pm-9:30 pm

[View Calendar](#) 

[HUD Historical Timeline](#)
[Programs of HUD](#)

[International and Philanthropic Affairs Division](#)
[Market Analysis](#)

[Webstore](#)

Connect with HUD User

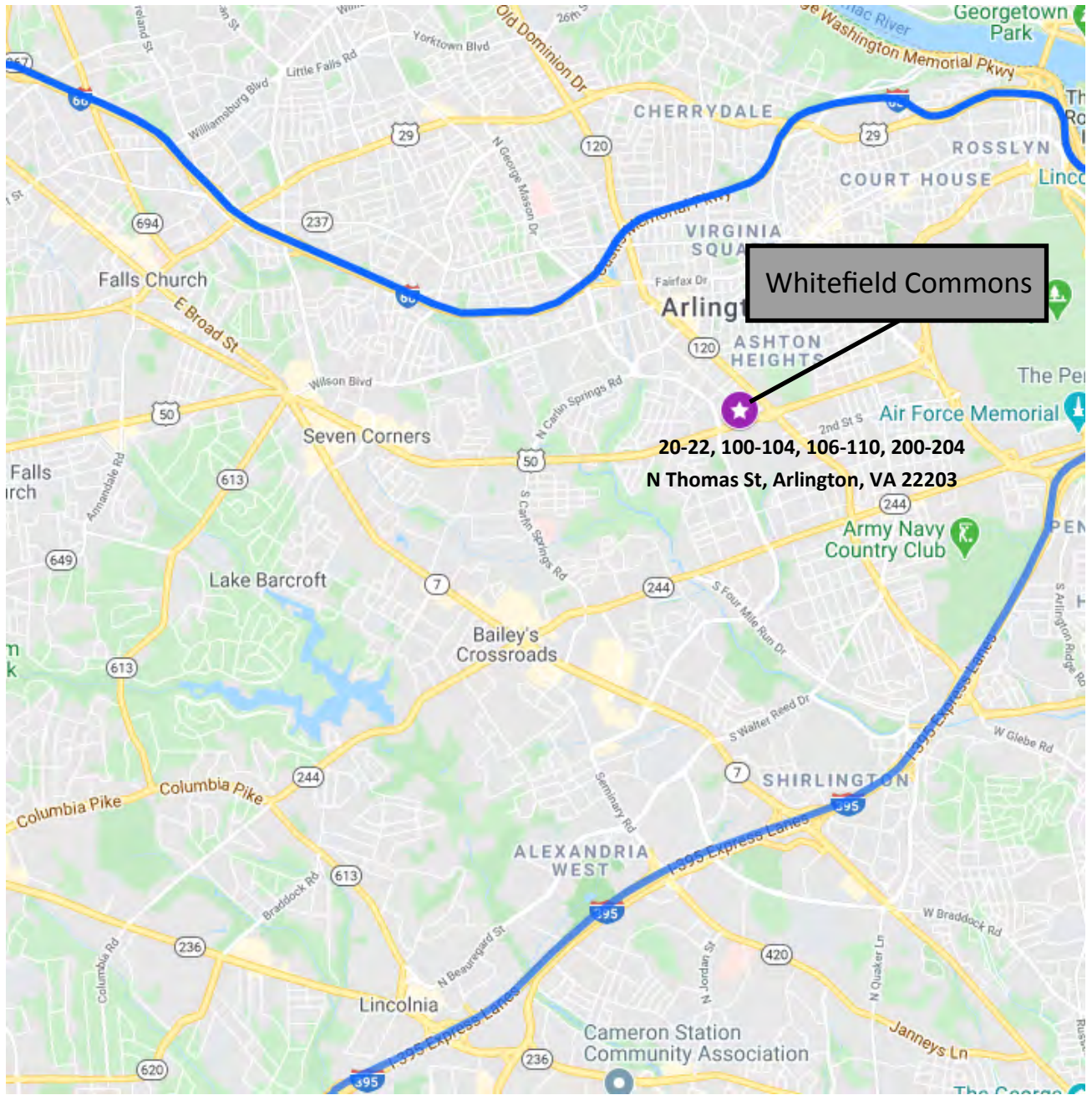
[Accessibility](#) | [Contact Info](#) | [Privacy Policy](#) | [FOIA](#) | [Web Management and Web Policies](#) | [Inspector General](#) | [No Fear Act](#) | [PaymentAccuracy.gov](#)



HUD USER
P.O. Box 23268, Washington, DC 20026-3268
Toll Free: 1-800-245-2691 **TDD:** 1-800-927-7589
Local: 1-202-708-3178 **Fax:** 1-202-708-9981

K.2

Location Map



Whitefield Commons

20-22, 100-104, 106-110, 200-204
N Thomas St, Arlington, VA 22203

K.3

Surveyor's Certification of
Proximity to Public
Transportation

Surveyor's Certification of Proximity to Transportation

DATE: 02/25/2020

TO: Virginia Housing Development Authority
601 South Belvidere Street
Richmond, VA 23220-6500

RE: 2020 Tax Credit Reservation Request

Name of Development: Whitefield Commons

Name of Owner: The Commons at Whitefield LLC

Gentlemen:

This letter is submitted to you in support of the Owner's Application for Reservation of Low Income Housing Tax Credits under Section 42 of the Internal Revenue Code of 1986, as amended.

Based upon due investigation of the site and any other matters as it deemed necessary this firm certifies that: the main street boundary entrance to the property is within:

- 2,640 feet or 1/2 mile of the nearest access point to an existing commuter rail, light rail or subway station; **or**
- 1,320 feet or 1/4 mile of the nearest access point to an existing public bus stop.

Walter L. Philips, Inc

Firm Name

By:



Travis P. Brown, P.E.

Its: Project Manager

Title



L

PHA/Section 8 Notification
Letter

PHA or Section 8 Notification Letter

DATE: March 11, 2020

TO: Arlington County DHS
2100 Washington Blvd., 3rd Floor
Arlington, VA 22204

RE: PROPOSED AFFORDABLE HOUSING DEVELOPMENT

Name of Development: Whitefield Commons

Name of Owner: The Commons at Whitefield LLC

I would like to take this opportunity to notify you of a proposed affordable housing development to be completed in your jurisdiction. We are in the process of applying for federal low-income housing tax credits from the Virginia Housing Development Authority (VHDA). We expect to make a representation in that application that we will give leasing preference to households on the local PHA or Section 8 waiting list. Units are expected to be completed and available for occupancy beginning on June 1, 2022 (date).

The following is a brief description of the proposed development:

Development Address:

20-22; 100-104; 106-110; and 200-204 North Thomas Street; Arlington, VA 22203

Proposed Improvements:

<input type="checkbox"/> New Constr.:	_____	# units	_____	# Bldgs
<input type="checkbox"/> Adaptive Reuse:	_____	# units	_____	# Bldgs
<input checked="" type="checkbox"/> Rehabilitation:	68	# units	4	# Bldgs

Proposed Rents:

<input type="checkbox"/> Efficiencies:	\$ _____	/ month
<input checked="" type="checkbox"/> 1 Bedroom Units:	\$ 603-1286	/ month
<input checked="" type="checkbox"/> 2 Bedroom Units:	\$ 718-1537	/ month
<input checked="" type="checkbox"/> 3 Bedroom Units:	\$ 1452-1771	/ month
<input type="checkbox"/> 4 Bedroom Units:	\$ _____	/ month

Other Descriptive Information:

4 Building Multi-Family Complex in the Buckingham Neighborhood Area of Arlington. The Property will offer 68 units of housing with community laundry facilities.

PHA or Section 8 Notification Letter

We appreciate your assistance with identifying qualified tenants.

If you have any questions about the proposed development, please call me at

(703) 644-3830.

743-642-3830

Please acknowledge receipt of this letter by signing below and returning it to me.

Sincerely yours,



Shelley S. Murphy

Name

President

Title

To be completed by the Local Housing Authority or Sec 8 Administrator:

Seen and Acknowledged By: _____

Printed Name: _____

Title: _____

Phone: _____

Date: _____



PHA or Section 8 Notification Letter

Development Name: Whitefield Commons

Tracking #: USPS # 9605 5148

4642

0072

2083 09

If you have any questions, please call the Tax Credit Department at (804) 343-5518.

General Instructions

1. Because of conflicting program requirements regarding waiting list procedures, this letter is not applicable to those developments that have project based Section 8 or project based vouchers.
2. This PHA or Section 8 Notification letter must be included with the application.
3. 'Development Address' should correspond to I.A.2 on page 1 of the Application.
4. 'Proposed Improvements' should correspond with I.B & D and III.A of the Application.
5. 'Proposed Rents' should correspond with VII.C of the Application.
6. 'Other Descriptive Information' should correspond with information in the application.

NOTE: Any change to this form letter may result in a reduction of points under the scoring system.

M

Locality CEO Response
Letter



OFFICE OF THE COUNTY MANAGER

2100 Clarendon Boulevard, Suite 302, Arlington, VA 22201
TEL 703-228-3120 FAX 703-228-3218 TTY 703-228-4611 www.arlingtonva.us

Locality CEO Letter

February 28, 2020

Mr. JD Bondurant
Virginia Housing Development Authority
601 South Belvidere Street
Richmond, Virginia 23220

VHDA Tracking Number: 2020-C-89
Development Name: Whitefield Commons
Name of Owner/Applicant: The Commons at Whitefield LLC

Dear Mr. Bondurant:

The construction or rehabilitation of Whitefield Commons and the allocation of federal housing tax credits available under Internal Revenue Code (IRC) Section 42 for that development will help to meet the housing needs and priorities of Arlington County. Accordingly, Arlington County supports the allocation of federal housing tax credits requested by The Commons at Whitefield LLC for that development.

Yours truly,

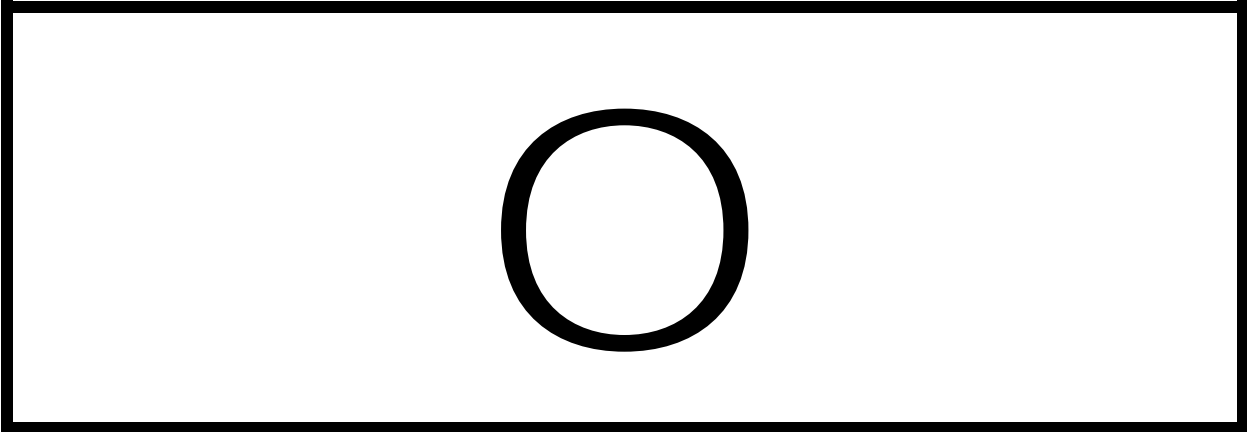
A handwritten signature in black ink, appearing to read "Mark Schwartz".

Mark Schwartz
County Manager

N

Homeownership Plan

NOT APPLICABLE



O

Plan of Development
Certification Letter

NOT APPLICABLE

P

Copies of 8609s to
Certify Developer
Experience and
Partnership agreements

VHDA Experienced LIHTC Developers

Notes:

Updated:

1/30/2020

I Listed if 'named' Controlling General Partner or Managing Member (as confirmed by supporting documentation)

I Listed if documentation supported at least 6 LIHTC developments

I Listed if a principal who has developed at least 3 LIHTC deals and has at least \$500,000 in liquid assets

See LIHTC Manual for instructions on being added to this list

INDIVIDUALS

1 Alexander, Randall P.	28 Fore, Richard L.	55 Mirmelstein, George
2 Asarch, Chad	29 Franklin, Wendell C.	56 Nelson, IV, John M.
3 Arista, Roberto	30 Friedman, Mitchell M.	57 Orth, Kevin
4 Barnhart, Richard K.	31 Gardner, Mark E.	58 Page, David
5 Baron, Richard	32 Gunderman, Timothy L.	59 Parent, Brian
6 Bennett, Vincent R.	33 Haskins, Robert G.	60 Park, Richard A.
7 Burns, Laura P.	34 Heatwole, F. Andrew	61 Park, William N.
8 Chapman, Tim	35 Honeycutt, Thomas W.	62 Pasquesi, R.J.
9 Cohen, Howard Earl	36 Hunt, Michael C.	63 Pedigo, Gerald K.
10 Connelly, T. Kevin	37 Iglesias, Adrian	64 Poulin, Brian M.
11 Connors, Cathy	38 Jester, M. David	65 Queener, Brad
12 Copeland, M. Scott	39 Johnston, Thomas M.	66 Ripley, F. Scott
13 Copeland, Robert O.	40 Jones Kirkland, Janice	67 Ripley, Ronald C.
14 Copeland, Todd A.	41 Kirkland, Milton L.	68 Ross, Stephen M.
15 Cordingley, Bruce A.	42 Kittle, Jeffery L.	69 Salazar, Tony
16 Counselman, Richard	43 Koogler, David M.	70 Sari, Lisa A.
17 Crosland, Jr., John	44 Koogler, David Mark	71 Sinito, Frank T.
18 Curtis, Lawrence H.	45 Lancaster, Dale	72 Stockmaster, Adam J.
19 Daigle, Marc	46 Lawson, Phillip O.	73 Stoffregen, Phillip J.
20 Dambly, Mark H.	47 Lawson, Steve	74 Surber, Jen
21 Deutch, David O.	48 Leon, Miles B.	75 Valey, Ernst
22 Dischinger, Chris	49 Lewis, David R.	76 Uram, David
23 Douglas, David D.	50 Margolis, Robert B.	77 Wilson, Stephen
24 Edmondson, Jim	51 McCormack, Kevin	78 Woda, Jeffrey J.
25 Ellis, Gary D.	52 McNamara, Michael L.	79 Wohl, Michael D.
26 Fekas, William L.	53 Melton, Melvin B.	80 Wolfson, III, Louis
27 Fitch, Hollis M.	54 Midura, Ronald J.	

NON-PROFITS, LHAs & (PUBLICLY TRADED) CORPORATIONS

- 1 AHC, Inc.
- 2 Alexandria RHA
- 3 Arlington Partnership for Affordable Housing (APAH)
- 4 Atlantic Housing Foundation, Inc.
- 5 Better Housing Coalition
- 6 Buckeye Community Hope Foundation
- 7 Community Housing Partners
- 8 Community Housing, Inc.
- 9 ElderHomes (dba Project: Homes)
- 10 Enterprise Homes, Inc
- 11 Fairfax County RHA
- 12 Homes for America, Inc.
- 13 Humanities Foundation, Inc.
- 14 Huntington Housing, Inc.
- 15 Newport News RHA
- 16 NHT Communities
- 17 Norfolk Redevelopment Housing Authority
- 18 People Incorporated
- 19 Piedmont Housing Alliance
- 20 Preserving US, Inc.
- 21 Portsmouth RHA
- 22 RHA/Housing, Inc.
- 23 Rush Homes
- 24 The Community Builders
- 25 Virginia Supportive Housing
- 26 Virginia United Methodist Housing Development Corporation
- 27 Wesley Housing Development Corporation
- 28 LEDIC Realty Company, LLC

Q

Documentation of Rental
Assistance



DEPARTMENT OF HUMAN SERVICES

Economic Independence Division: Housing Assistance Bureau

2100 Washington Blvd., 3rd Floor, Arlington, VA 22204
TEL 703-228-1350 FAX 703-228-1169 TTY 703-228-1398 www.arlingtonva.us

March 4, 2020

Shelley S. Murphy
Wesley Housing Development Corporation
of Northern Virginia
5515 Cherokee Avenue
Alexandria, VA 22312

Re: The Commons at Whitefield LLC Project-Based Assistance at 'Whitefield Commons'

Dear Ms. Murphy:

The Arlington County Department of Human Services (DHS) is committed to providing The Commons at Whitefield LLC entity with project-based rental assistance, for seven (7) apartment units. The project based rental assistance will be funded using the County's Permanent Supportive Housing (PSH) Program. The project, known as 'Whitefield Commons' and located at 20-22,100-104,106-110 and 200-204 North Thomas St, Arlington, VA 22203, meets the prerequisites for such assistance from the County and was reviewed in accordance with all necessary County processes and approved for the receipt of rental assistance.

PSH rental assistance will be provided for DHS Qualified Households who earn 40% or less of the Area Median Income (AMI) and need supportive housing. Qualified Households include persons who have mental, cognitive, or physical disability, are working with a DHS case manager, and have a critical housing need. The Qualified Households will pay 30% of their adjusted income in rent and the County will provide monthly rental assistance payments up to the approved rent level. The units shall be designated at either 50% or 60% of AMI, with DHS providing project-based rental assistance for at least three 1 BR units @ 60% of AMI and two 1 BR units @ 50% of AMI.

DHS will give first preference to existing Whitefield Common residents that are supported by the PSH program and wish to continue their residency at the property. Additional target population needs within Arlington County's disability population may be explored for further prioritization. As participants in the County's PSH program households receive case management services and are offered support services such as mental health treatment, counseling, job skills- and life skills-training. The County also monitors tenancy and ongoing subsidy renewals.

The standard contract term is five years and is renewable at five-year increments, dependent upon funding availability, up to the 15-year tax credit compliance period. We would be available to discuss specific contract terms with you at any time and look forward to working on the contract agreement prior to completion of the construction planned at Whitefield Commons.

Sincerely,

A handwritten signature in blue ink that reads "Nicole Harmon".

Nicole Harmon
Housing Assistance Bureau Chief

**ARLINGTON
TAX ABATMENT
PROGRAM FOR
MULTIFAMILY**

§ 20-10 Partial exemption for certain rehabilitated residential real estate.

- (a) Any owner of real estate in the county which contains a structure which is used as multifamily residential rental property consisting of five (5) or more units and which is not less than twenty-five (25) years of age who rehabilitates the structure to the extent that the rehabilitation results in the assessed value of the structure being increased by twenty (20) percent or more without increasing the total square footage by more than thirty (30) percentum shall be entitled to a tax exemption in the amount equal to the tax otherwise due on the increase in the assessed value resulting from the rehabilitation of the structure. The exemption shall commence on January 1 of the year following completion of the rehabilitation and shall run with the real estate in the same amount for a period of ten (10) years, and for a period of five (5) additional years during which the partial exemption shall be reduced at a rate of twenty (20) percent per year from the original basis, provided the structure continues to be used as multifamily residential rental property, in which the units are leased to persons other than those who own stock or have the owner interest in proportion to each unit leased. The exemption shall terminate on December 31 of the year in which the property ceases to qualify as a residential rental property.
- (b) An owner who desires a partial exemption from real estate taxes as provided herein shall file an application for exemption with the director of real estate assessments prior to the commencement of the rehabilitation. A processing fee of two hundred fifty dollars (\$250) shall be paid by the owner to the county with each application. Upon receipt of an application, the director of real estate assessments shall determine the assessed value of the structure to be rehabilitated. Such assessment shall serve as the basis for the subsequent calculation as to the percentage of increase in assessed value resulting from the rehabilitation of the structure. The owner shall notify the director of real estate assessments within thirty (30) days after completion of the rehabilitation whereupon the director shall determine the assessed value of the structure as of the date of completion of the rehabilitation and calculate the percentage in value resulting from its rehabilitation but not including any normal appreciation or depreciation to this structure.

If the rehabilitation increases the assessed value by twenty (20) percent or more, the director shall notify the owner and the treasurer of Arlington County of the amount of exempt value.

R

Documentation of
Operating Budget

Property:	Whitefield
NO. OF UNITS	68
MGMT FEE (DECIMAL)	5.85%

Property Name:		\$/Units
Company #		

ADMINISTRATIVE EXPENSES			
6210.000	Advertising & Marketing	500	7
6250.000	Other Renting Expenses	1,037	15
6250.001	Administrative Concessions to Tenants	0	0
6250.002	Amenities	0	0
6311.000	Office Supplies	4,200	62
6311.001	Computer Expenses	0	0
6311.002	Dues & Subscriptions	800	12
6311.003	Equipment Maintenance	1,440	21
6311.004	Lease Equipment	0	0
6311.005	Postage & Delivery	50	1
6311.006	Printing	0	0
6311.007	Office Furn, Fix & Equip (Below \$1,500)	0	0
6312.000	Office or Model Apartment Rent	0	0
6320.000	Management Fee	58,088	854
6340.000	Legal Expense	3,500	51
6350.000	Audit Expense	11,000	162
6351.000	Software/Tech Support	0	0
6360.000	Telephone & Communication Expenses	7,500	110
6390.000	Miscellaneous Admin. Expenses	1,500	22
6390.001	Bank Charges	800	12
6390.002	Software/Tech Support	12,550	185
6390.003	Other Professional Fees	0	0
6390.004	Training	1,500	22
6390.005	Travel	2,000	29
6390.100		0	0
	TOTAL ADMIN. EXPENSES	106,465	1,566
PAYROLL EXPENSE			
6310.001	Administrative Salaries - Leasing Agent	0	0
6310.002	Administrative Salaries - Assistant Manager	8,736	128
6310.003	Administrative Salaries - Relocation Manager	0	0
6330.000	Manager Salary - Rental Properties	39,000	574
6540.001	Repairs Payroll - Maintenance Supervisor	41,200	606
6540.002	Repairs Payroll - Maintenance Technician	8,736	128
6540.003	Repairs Payroll - Maintenance Porter	16,224	239
6540.004	Repairs Payroll - Decorating	0	0
6540.009	Repairs/Eng Rent Free Unit	0	0
6310.009	Payroll Taxes/FICA/Unemployment	12,800	188
6722.000	Worker's Compensation Insurance	4,500	66
6723.000	Employee Benefits	30,000	441
		0	0
	TOTAL PAYROLL EXPENSE	161,196	2,371
UTILITY EXPENSE			
6450.000	Electricity, House Meter	12,000	176
6451.000	Water & Sewer (or Water Only)	16,000	235
6452.000	Gas	1,500	22
6453.000	Sewer	30,000	441
6454.000	Vacant Unit Utility	400	6
	TOTAL UTILITY EXPENSE	59,900	881
MAINTENANCE EXPENSES			
6515.000	Materials - Janitorial & Cleaning	2,700	40
6517.000	Contracts - Janitorial & Cleaning	1,800	26
6519.000	Contracts - Exterminating	6,800	100
6525.000	Contracts - Trash Removal	11,500	169
6525.001	Trash Special Pick-Ups	1,500	22
6530.000	Fire/Security Expense	3,920	58
6536.000	Material - Grounds	1,600	24
6536.001	Fencing	0	0

6537.000	Contracts - Grounds	13,000	191
6541.000	Materials - Electrical	1,200	18
6541.001	Materials - Flooring	0	0
6541.002	Materials - Plumbing	1,200	18
6541.003	Materials - Roofing & Gutters	0	0
6541.004	Materials - Other	3,000	44
6541.005	Materials - Paint	200	3
6541.006	Materials - Paint (Turnover)	0	0
6541.007	Materials - Carpentry	0	0
6541.008	Materials - Appliances & Appliance Parts	1,200	18
6541.009	Materials - Glass Supplies	0	0
6541.010	Equipment (Below \$1,500)	0	0
6541.011	Screen/Blinds	173	3
6542.000	Contracts - Electrical	1,500	22
6542.001	Contracts - Carpeting/Floors	2,400	35
6542.002	Contracts - Plumbing	1,500	22
6542.003	Contracts - Roofing and Gutters	0	0
6542.004	Contracts- Repairs Other	3,000	44
6542.005	Contracts - Glass	0	0
6542.006	Contracts - Carpentry	0	0
6542.007	Contracts - Paint (Common Area)	0	0
6542.008	Contracts - Paint (Turnover)	4,500	66
6545.000	Contract - Elevator Maintenance	0	0
6545.001	Contract - Elevator Repairs	0	0
6546.000	Contracts - HVAC	2,500	37
6546.001	Materials - HVAC	2,881	42
6547.000	Contracts- Swim Pool	0	0
6547.001	Contracts Repairs- Swim Pool	0	0
6547.002	Contracts Other- Swim Pool	0	0
6548.000	Contractor - Snow Removal	3,600	53
6548.001	Materials - Snow removal	500	7
6590	Miscellaneous Operating and Maintenance Expenses	300	4
6590.000			0
6590.001	Uniforms	250	4
TOTAL MAINT. EXPENSE		72,724	1,069
TAXES & INSURANCE			
6710.000	Real Estate Taxes	85,490	1,257
6720.000	Property & Liability Insurance	25,000	368
6790.000	Miscellaneous Taxes, Licenses, Permits,	3,600	53
6890	Tax Credit Monitoring Fee	2,380	35
TOTAL TAXES & INSURANCE		116,470	1,713
TOTAL OPERATING EXPENSES (before ds)		516,756	7,599

**Allowances for Tenant-Furnished Utilities
And Other Services**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

Locality: Arlington, VA					
Utility or Service	Fuel	Monthly Dollar Allowances; Number of Beds			
		0 BR	1 BR	2 BR	3 BR
Heating	Natural Gas	\$30	\$32	\$35	\$38
	Electric	\$14	\$16	\$18	\$20
	Heat Pump	\$7	\$8	\$9	\$10
	Oil	NA			
	LPG	NA			
Cooking	Natural Gas	\$4	\$5	\$6	\$7
	Electric	\$5	\$6	\$8	\$9
	LPG	NA			
Other Electric/Lighting		\$21	\$27	\$34	\$41
Air Conditioning		\$2	\$6	\$9	\$13
Water Heating	Natural Gas	\$7	\$13	\$20	\$26
	Electric	\$6	\$14	\$22	\$29
	Oil	NA			
	LPG	NA			
Water		\$8	\$12	\$20	\$33
Sewer		\$16	\$25	\$41	\$65
Trash		\$26	\$26	\$26	\$26
Range/Microwave		NA			
Refrigerator		NA			
Total					

S

Supportive Housing
Certification

NOT APPLICABLE

T

Funding Documentation

March 11, 2020

The Commons at Whitefield LLC
5515 Cherokee Ave # 200
Alexandria, VA 22312

Re: Loan to The Commons at Whitefield LLC

Ladies and Gentlemen:

In a letter dated as of March 10, 2020, The Arlington Community Foundation (the "Foundation") approved and issued a commitment to make a grant in the amount of at least \$765,000 (the "Grant") to Wesley Housing Development Corporation of Northern Virginia ("WHDC") to provide financing for Whitefield Commons (the "Project").

WHDC hereby commits to loan the Grant proceeds to The Commons at Whitefield LLC (the "Owner") to provide financing for the Project. The loan of the Grant proceeds from WHDC to the Owner will bear interest at a rate not to exceed three percent (3%) compounding interest for a term of thirty-five (35) years. The payment of principal and interest shall be made out of a portion of cash flow.

The Owner must comply with all requirements and restrictions in its application for financing from the Virginia Housing Development Authority.

Wesley Housing Development Corporation of Northern
Virginia

By:

Name: Shelley S. Murphy

Its: President



U

Documentation to
Request Exception to
Restriction-Pools with
Little/No Increase in Rent
Burdened Population

NOT APPLICABLE



V

Nonprofit or LHA Purchase
Option or Right of First
Refusal

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Klein Hornig LLP
1325 G Street NW, Suite 770
Washington, DC 20005
Attn: Erik T. Hoffinan

RIGHT OF FIRST REFUSAL AND PURCHASE OPTION AGREEMENT

This Agreement (this "**Agreement**") is made as of March 11, 2020, by and between The Commons at Whitefield LLC, a Virginia limited liability company (the "**Company**"), and Wesley Housing Development Corporation of Northern Virginia, a Virginia nonstock corporation ("**Grantee**").

RECITALS

- A. The Commons at Whitefield MM LLC (the "**Managing Member**"), entered into that certain Operating Agreement of the Company dated as of January 27, 2020 (the "**Initial Operating Agreement**"); and
- B. It is anticipated that the Managing Member and an investor member (the "**Investor Member**") may enter into an Amended and Restated Operating Agreement ("**Operating Agreement**"), which would then govern the operations of the Company upon the execution thereof and admission of the Investor Member as a member of the Company; and
- C. The Company was formed for the purpose of acquiring, owning or leasing, developing, constructing and/or rehabilitating, leasing, managing, operating, and, if appropriate or desirable, selling or otherwise disposing of a residential project, including all improvements, rights, fixtures, personalty, reserves established therefor, located in Arlington County, Virginia (the "**Project**") on a parcel of land described on the attached Exhibit A; and
- D. The Company desires to give, grant, bargain, sell and convey (i) the Refusal Right (defined below) to Grantee or such other governmental or qualified Section 501(c)(3) organization as may be designed by the Grantee, and (ii) the Purchase Option (defined below) to Grantee, on the terms and subject to the conditions set forth in this Agreement.

AGREEMENT

1. Grant of Refusal Right. In the event the Company determines to sell, transfer, assign or ground lease all or substantially all of the Company's interest in the Project (a "**Proposed Sale**"), or if the the Company receives an offer to purchase the Project which offer the Company intends to accept (which acceptance will not require the approval of the Investor Member) and such offer merely must contain the purchase price and basic terms of the proposed sale to be considered bona fide or acceptable (the "**Offer**"), Grantee will have a right of first refusal to purchase the Project (the "**Refusal Right**") following (i) Grantee's receipt of the Disposition Notice (defined below) and (ii) the expiration of the Compliance Period (as defined in Section 42 of the Internal Revenue Code ("**Code**")), on the terms and conditions set forth in this Agreement and subject to the conditions precedent to exercise of the Refusal Right specified below. The Managing Member shall have the right to market the Property for a period of one-year before the end of the Compliance Period. A Proposed Sale will be subject to the approval of the Investor Member, which approval will not be unreasonably conditioned, delayed, or denied and such review will be solely based on confirmation of the Refusal Purchase Price defined in Section 2 hereof. The Refusal Purchase Price determined

by the tax accountants for the Company shall be presumed valid. The Managing Member shall have the right to cause the Company to market the Project beginning one year prior to the expiration of the Compliance Period and no consent from the Investor Member shall be required in connection with same. Prior to accepting any Offer or Proposed Sale (the term "sale" hereafter including any transfers or ground leases as aforesaid), the Company will deliver to the Managing Member, Investor Member, and Grantee written notice of such Offer or Proposed Sale (a "**Disposition Notice**"), which Disposition Notice will state the price, the proposed use of the Project, the seller financing offered, if any, and all other material terms of the sale, and, if a written contract or offer has been signed, a copy of the same will be delivered with the Disposition Notice. The Investor Member's failure to object in writing to the Proposed Sale within ten (10) days after its receipt of the Disposition Notice, will be deemed consent to such transaction. In addition to all other applicable conditions set forth in this Agreement, (a) the foregoing grant of the Refusal Right will be effective only if Grantee is currently a governmental entity or qualified nonprofit organization as defined in Section 42(h)(5)(c) of the Code, and remains such at all times as of (i) the date that the Refusal Right has been exercised and the resulting purchase and sale has been closed or (ii) the date that the Refusal Right has been assigned to a Permitted Assignee (defined below), and (b) any assignment of the Refusal Right permitted under this Agreement and the Refusal Right so assigned will be effective only if the assignee is at the time of the assignment and remains at all times thereafter, until the Refusal Right has been exercised and the resulting purchase and sale has been closed, a Permitted Assignee described in Paragraph 7 hereof. The Company will not accept any Offer or consummate a Proposed Sale unless and until the Refusal Right has expired without exercise or has been waived by Grantee.

2. Refusal Right Purchase Price. The purchase price for the Project (the "**Refusal Purchase Price**") pursuant to the Refusal Right will be the lesser of:
 - 2.1. the price in the Disposition Notice, provided such price is not less than the fair market value of the Project subject to all restrictive covenants or other agreements regarding use of the Project as affordable housing, any such appraisal to be made by an MAI appraiser with at least five years' experience appraising affordable multifamily rental properties who is selected by Grantee ("**Qualified Appraiser**"), or
 - 2.2. the greater of (A) the sum of the principal amount of outstanding indebtedness secured by the Project (other than indebtedness incurred within the 5-year period ending on the closing on the sale of the Project) and all Federal, state and local taxes attributable to such sale; or (B) the outstanding indebtedness of the Company in connection with the Project, including principal, interest, trade payables and all other amounts due under all outstanding loans on the date of sale plus \$1.00, less the amount of the Company's cash accounts (operating accounts, escrows, reserves, and deposits) and receivables. Clause (A) is intended to comply with and be interpreted and calculated consistently with the provisions of Section 42(i)(7)(B) of the Code. In the absence of formal IRS guidance or legal precedents to the contrary, the phrase "principal amount of outstanding indebtedness" will exclude any accrued interest owed. In the event that accrued interest is determined to be included in the phrase "principal amount of outstanding indebtedness," then, in the absence of formal IRS guidance or legal precedent to the contrary, the phrase "other than indebtedness incurred within the 5-year period ending on the Closing Date" will include any accrued interest incurred in the 5-year period ending on the Closing Date that remains unpaid as of that date. The Company agrees to accept Grantee's computation of the amount described in this Paragraph 2.2 if the method of computation is supported by an opinion of a national or regional law firm with recognized expertise in matters relating to Section 42 of the Code.

3. Exercise of Refusal Right. In the event that Grantee elects to exercise the Refusal Right, it will give the Company written notice of its intent to exercise the Refusal Right (the "*Refusal Notice*") and will specify a date for delivery of the deed that is not less than ninety (90) days and no more than two hundred seventy (270) days after the Grantee's delivery of the Refusal Notice. Subject to the prior consent of all lenders necessary so that such assumption does not violate any of the Project loan documents ("*Required Consent*"), Grantee may pay all or a portion of the Refusal Purchase Price by assuming all or any portion of the existing indebtedness of the Company. The Company agrees upon request of Grantee to use its best efforts to obtain the Required Consent.
4. Grant of Option to Purchase. The Company hereby grants to Grantee an option (the "*Purchase Option*") to purchase the Project for a period of sixty (60) months following the expiration of the Compliance Period, on the terms and conditions and subject to the conditions precedent specified in this Agreement.
5. Purchase Option Purchase Price. The purchase price for the Project (the "*Purchase Option Price*") pursuant to the Purchase Option will be the fair market value of the Project, as determined by an appraisal conducted by a Qualified Appraiser, using the income capitalization method of valuation, and assuming that the rent restrictions and any other restrictive covenants in effect during the Compliance Period will remain in effect in perpetuity. Any such valuation shall be discounted by 5% for brokerage and similar sales costs that would be payable in connection with a sale to a third party, less any such brokerage fees actually paid to the Managing Member.
6. Exercise of Option. In the event that Grantee elects to exercise the Purchase Option, it will give the Company written notice thereof (the "*Option Notice*") and will specify a date for delivery of the deed not less than ninety (90) days and no more than two hundred seventy (270) days after the Grantee's delivery of the Option Notice. Subject to obtaining the Required Consent, Grantee may pay all or a portion of the Purchase Option Price by assuming all or any portion of the existing indebtedness of the Company. The Company agrees upon request of Grantee to use its best efforts to obtain the Required Consent.
7. Assignment. Grantee may assign all or any of (1) its Refusal Rights under this Agreement to (a) a qualified nonprofit organization, as defined in Section 42(h)(5)(C) of the code, (b) a government agency, or (c) a tenant organization (in cooperative form or otherwise) or resident management corporation of the Project (each of the foregoing, a "*Permitted Assignee*") or (2) its Purchase Option rights under this Agreement to a Permitted Assignee or another assignee that agrees to maintain the Project as low-and moderate-income housing. Prior to any assignment or proposed assignment of its rights hereunder, Grantee will give written notice thereof to the Company and the Managing Member . Upon any permitted assignment hereunder, references in this Agreement to Grantee will mean the Permitted Assignee where the context so requires, subject to all applicable conditions to the effectiveness of the rights granted under this Agreement and so assigned. No assignment of Grantee's rights hereunder will be effective unless and until the Permitted Assignee enters into a written agreement accepting the assignment and assuming all of Grantee's obligations under this Agreement and copies of such written agreement are delivered to the Company and the Managing Member . Except as specifically permitted in this Agreement, Grantee's rights hereunder will not be assignable.
8. Contract and Closing. If necessary, the Company and Grantee will enter into a written contract for the purchase and sale of the Project in accordance with this Agreement and containing such other terms and conditions as are standard and customary for similar commercial transactions in the geographic area which the Project is located. Such contract will permit sufficient time to apply for the so-called nine percent (9%) tax credits, and if unsuccessful, determine if tax exempt bond financing with four percent (4%) tax credits is feasible during the financial feasibility period and

sufficient time to close on such financing or alternative financing in the sole discretion of the Grantee. The following provisions will apply to any sale of the Project pursuant to the Refusal Right or Purchase Option granted hereunder:

- 8.1. the place for the delivery of the deed or other recorded transfer documents will be the land records of the proper local jurisdiction of the Commonwealth of Virginia or such other location as is mutually acceptable to the Grantee and the Company.
 - 8.2. in any sale pursuant to this Agreement, the Project will be conveyed in “as is” condition, with all defects, and the Company will have no obligation to make any repairs or improvements in connection with such sale.
 - 8.3. Upon receipt of an Option Notice or Refusal Notice from the Grantee exercising the Purchase Option or Refusal Right, the Company will promptly provide to the Grantee an abstract of title or registered property abstract to the Project, certified to a current date to include, without limitation, proper searches covering bankruptcies, judgments, and state and federal liens. At the closing, the Company will deliver to the Grantee a good and sufficient Special Warranty Deed conveying good and clear record and marketable title to the Project, subject only to those liens and encumbrances set forth on the abstract of title, subject to liens in favor of such lenders whose debt is to be assumed and to such other encumbrances which do not materially interfere with the use of the Project as affordable residential housing. At the closing, the parties will make equitable adjustments for items as are typically adjusted in connection with the transfer of multifamily housing such as the Project.
 - 8.4. Exercise of the Purchase Option or Refusal Right by the Grantee will operate to terminate and extinguish any purchase agreement between the Company and any other party or parties thereto, and such other party or parties will thereupon have no right or interest whatsoever in the Project or any part thereof or in the agreement between the Company and the Grantee formed by the exercise of the Purchase Option or Refusal Right.
 - 8.5. In the event Grantee does not exercise its Refusal Right and the Project is disposed of to a different party or for different consideration or on any different terms from those stated in the Disposition Notice or Offer, then any such disposition by the Company will be null and void and the Project will continue to be subject to the Refusal Right and Purchase Option.
 - 8.6. In the event that the Company fails to offer the Project to the Grantee as set forth above, whoever may then hold title will convey the Project forthwith to the Grantee, upon demand, for the same consideration that the Grantee would have had to pay had the offer been properly made. Such demand of the Grantee upon the then title holder will be made within sixty (60) days after receipt by the Grantee of actual notice that a transfer of the Project has been completed. Constructive notice by recording or otherwise will not constitute such actual notice.
9. Alternative Purchases. In addition to the foregoing and notwithstanding the foregoing:
- 9.1. If the Internal Revenue Service hereafter issues public authority to permit the owner of a low-income housing tax credit project to grant a “right of first refusal to purchase partner interests” pursuant to Section 42(i)(7) of the Code (or other applicable provision) as opposed to a “right of first refusal to purchase the Project” without adversely affecting the status of such owner as owner of its project for federal income tax purposes, then Grantee may, at its election, in lieu of a direct acquisition of the Project pursuant to the Refusal Right, acquire the interests (but not less than all of such interests) of the Investor Member for a purchase

price equal to the Refusal Purchase Price as calculated under Paragraph 2, or such lesser price permitted by the Code, less any transaction costs, broker fees, or related expenses that would have been incurred in conjunction with a sale of the Project; or

- 9.2. If the Internal Revenue Service hereafter issues public authority to permit the owner of a low-income housing tax credit project to grant a (i) "purchase option to purchase the Project" pursuant to Section 42(i)(7) of the Code (or other applicable provision) as opposed to a "right of first refusal to purchase the Project" without adversely affecting the status of such owner as owner of its project for federal income tax purposes, then Grantee may, at its election, purchase the Project for a purchase price equal to the amount calculated under Paragraph 2, or such lesser price permitted by the Code, or (ii) a "purchase option to purchase partner interests" pursuant to Section 42(i)(7) of the Code (or other applicable provision) as opposed to a "right of first refusal to purchase the Project" without adversely affecting the status of such owner as owner of its project for federal income tax purposes, then Grantee may, at its election, acquire the interests (but not less than all of such interests) of the Investor Member for a purchase price equal to the amount calculated under Paragraph 2, or such lesser price permitted by the Code; or
- 9.3. Grantee may, at its election, in lieu of a direct acquisition of the Project pursuant to the Purchase Option, acquire the interests (but not less than all of such interests) of the Investor Member in the Company (the "*Company Interests*"). Grantee and the Investor Member will exercise their best efforts in good faith to agree on the purchase price for the Company Interests. If the parties fail to agree, with respect to the Purchase Option, the fair market value of Company Interests will be determined by an appraisal, which appraisal will take into account the value of the Project appraised as low-income housing to the extent continuation of such use is required under the Project documents and any discounts customarily applied to similar types of investor member interests, including any applicable restrictions on transfer or marketability of such interests, any such appraisal to be made by a Qualified Appraiser, and shall be reduced by any transaction costs, broker fees, or related expenses that would have been incurred in conjunction with a sale of the Project. The acquisition of the Company Interests shall not be deemed a liquidation of the Company or based on a presumed sale of the Project. In no event shall the Grantee have any obligation to pay any of the Investor Member's exit taxes resulting from the exercise of the Option. Any determination of the Purchase Option Price due and payable to the Investor Member for the Company Interests performed by the tax accountants for the Company that uses the value determined by a Qualified Appraiser shall be presumed valid.

10. Miscellaneous.

- 10.1. The Company agrees to insert reference to this Agreement in any deed, ground lease, or other instrument for conveyance or transfer of the Project, provided, however, that the enforceability of this Agreement will not be affected by a failure to insert a reference to this Agreement in any such deed, ground lease or other instrument.
- 10.2. In no event will the Refusal Right or Purchase Option or a sale after a purchase pursuant to such Purchase Option or Refusal Right be exercised so as to restrict ownership, use or occupancy of the Project because of race, creed, color, sex, religion, or national origin or any other basis prohibited by law.
- 10.3. This Agreement will be governed by, construed, and enforced in accordance with the laws of the Commonwealth of Virginia and may not be amended other than by an agreement in

writing signed by an authorized representative of the party to be charged therewith and recorded with the land records.

- 10.4. If any of the provisions of this Agreement, or the application thereof to any person or circumstance will, to any extent, be invalid or unenforceable, the remainder of this Agreement and its application to other persons or circumstances will not be affected thereby and each of the other provisions of this Agreement will be valid and enforceable to the fullest extent permitted by law.
- 10.5. The term of this Agreement will be ninety years commencing on the date first written above unless sooner terminated pursuant to the provisions hereof. If any provision of this Agreement is construed as violating the Rule Against Perpetuities as statutorily enacted in the Commonwealth of Virginia, such provision will be deemed to remain in effect only until the death of the last survivor of the now living descendants of any member of the 116th Congress of the United States, plus twenty one (21) years thereafter. This Agreement and the Refusal Right and Purchase Option herein granted are covenants running with the land and the terms and provisions hereof will be binding upon, inure to the benefits of and be enforceable by the parties hereto and their respective successors and assigns.
- 10.6. Notwithstanding anything in this Agreement to the contrary, the value of any cash reserves of the Project will not be included in determining the purchase price of the Project or the Company Interest.
- 10.7. If the Grantee elects to acquire the Company Interest of the Investor Member, then where the context so requires, references to a "sale" of the Project and delivery of a "deed" will mean a sale of the Company Interest and delivery of any necessary company interest conveyance documents.
11. Counterparts. This Agreement may be executed in separate counterparts or counterpart signature pages, which together will constitute a single agreement. PDF, TIF, facsimile, or other electronic images of signatures will be deemed originals for all purposes.
12. Defined Terms. The capitalized terms used in this Agreement will have the definitions provided for in the Operating Agreement unless otherwise specified in this Agreement.
13. Headings. This Agreement's headings are for convenience of reference and are not intended to qualify the meaning of any provision or covenants in this Agreement.
14. Recitals. The Recitals to this Agreement are hereby incorporated by this reference and made part of this Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

COMPANY

THE COMMONS AT WHITEFIELD LLC,
a Virginia limited liability company

By: The Commons at Whitfield MM LLC
a Virginia limited liability company, its Managing Member

By: Wesley Housing Development Corporation of Northern Virginia
a Virginia non-stock corporation, its Managing Member

By: *Shelley S. Murphy*
Name: Shelley S. Murphy
Title: President

COUNTY OF *Fairfax*)
COMMONWEALTH OF VIRGINIA)ss

I, the undersigned, a Notary Public in and for said County in said Commonwealth, hereby certify that Shelly S. Murphy, whose name as President of Wesley Housing Development Corporation of Northern Virginia, the managing member of The Commons at Whitefield MM LLC, a Virginia limited liability company, the managing member of The Commons at Whitefield LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 11 day of March, 2020.

[NOTARIAL SEAL]

Elizabeth Jean Shaw
Notary Public

My Commission Expires: 11.20.2020



GRANTEE:

WESLEY HOUSING DEVELOPMENT CORPORATION OF NORTHERN VIRGINIA,
a Virginia non-stock corporation

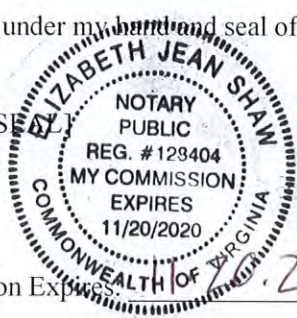
By: Shelley S. Murphy
Name: Shelley S. Murphy
Title: President

COUNTY OF Kanawha)
COMMONWEALTH OF VIRGINIA)ss

I, the undersigned, a Notary Public in and for the Commonwealth of Virginia, hereby certify that Shelley S. Murphy, whose name as President of Wesley Housing Development Corporation of Northern Virginia, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, (s)he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 11 day of March, 2020.

[NOTARIAL SEAL]



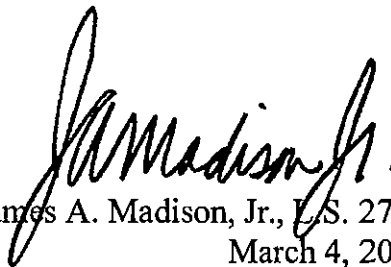
Elizabeth Jean Shaw
Notary Public

My Commission Expires 11/20/2020

Exhibit A
**LEGAL DESCRIPTION
OF
PROJECT REAL ESTATE**

Description of Parcel B, Whitfield Crossing, as recorded in Instrument Number 20190100024127, Arlington County, Virginia:

Beginning at a point in the west right-of-way line of North Thomas Street, said point being the southeast corner of Arlington Oaks Condominiums as recorded in Deed Book 2720 at Page 916; thence with the west right-of-way line of North Thomas Street S 44° 41' 42" E, 491.26 feet to a point; thence S 30° 37' 42" E, 24.27 feet to a point; thence 26.69 feet with the arc of a curve bearing to the right and having a radius of 15.00 feet (tangent length 18.51 feet, chord length 23.31 feet, chord bearing S 20° 20' 48" W) to a point in the north right-of-way line of Arlington Boulevard – Route 50; thence with the north right-of-way line of Arlington Boulevard – Route 50, S 71° 19' 18" W, 150.24 feet to a point; thence with the line of Proposed Parcel B, Whitfield Crossing, N 48° 17' 52" W, 255.82 feet to a point; thence S 46° 28' 18" W, 68.09 feet to a point; thence N 43° 31' 42" W, 207.02 feet to a point in the east line of Arlington Oaks Condominiums; thence with Arlington Oaks Condominiums, N 46° 28' 18" E, 242.03 feet to the point of beginning and containing an area of 99,730 square feet, or 2.2893 acres, more or less.


James A. Madison, Jr., L.S. 2764
March 4, 2020



(Reserved)

**INTERNET EDUCATION,
SECURITY &
ACKNOWLEDGEMENT
FORM**

Whitefield Commons Resident Internet Packet

The following is a draft of the documents that will be included into the property's Resident Internet Rules, Regulations and Education Information Packet, Acknowledgement Form and the Internet Security Plan for the community. This is a draft and is intended to be representative of the type of information that would be provided to the residents, signed and copies maintained in resident files. Once the specific internet provider is selected, this will be finalized utilizing the most current information and best practices related to internet safety.

DRAFT

Internet Usage Policy: Resident Internet Rules, Regulations and Education Information

Rent includes free individual wireless or wi-fi internet access provided at a minimum of 10 Mbps download and 3Mbps upload speed accessible in each apartment at no additional cost to the residents. Free community room wi-fi is provided and restricted to residents in the property. The intention of this Policy is to protect both the property and all residents and their guests as a guide to the acceptable use of the property provided free Wireless network facilities and services in individual apartments.

Any individual connected to the Whitefield Commons Wireless Network in order to use it directly or to connect to any other network(s), must comply with this Policy, the stated purposes and acceptable use policies of any other network(s) or host(s) used, and all applicable laws, rules, and regulations.

Use of the Whitefield Commons Internet is permitted and encouraged where such use supports the productive and safe use of internet for all property residents and their guests. However, access to the Internet through Whitefield Commons is a privilege and all resident must adhere to the policies concerning Internet usage. Violation of these policies could result in disciplinary and/or legal action leading up to and including termination of residency. Residents may also be held personally liable for damages caused by any violations of this policy. All residents are required to acknowledge receipt and confirm that they have understood and agree to abide by the rules hereunder.

Whitefield Commons makes no representations or warranties concerning the availability or security of the Whitefield Commons provided wireless internet or internet in the community room. By using the Whitefield Commons wireless network you agree to defend, indemnify and hold harmless Whitefield Commons for any losses or damages that may result from your use of the Whitefield Commons wireless network.

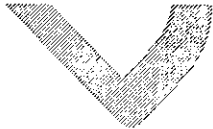
Whitefield Commons takes no responsibility and assumes no liability for any content uploaded, shared, transmitted, or downloaded by you or any guests, or for anything you may encounter or any data that may be lost or compromised while connected to the Whitefield Commons Wireless Network.

Whitefield Commons reserves the right to disconnect any user at any time and for any reason. The Whitefield Commons Wireless Network is provided as a courtesy to allow our residents access to the internet.

The Whitefield Commons will provide access to a working wireless internet. If the network malfunctions or does not work as a result of the service provider, it will be incumbent on the service provider to remedy the situation as quickly as possible to continue to provide internet access to all residents.

Residents have the right to choose not to use the Whitefield Commons provided wireless internet network.

All terms and conditions as stated in this document are applicable to all users including residents and their guests of Whitefield Commons network and Internet connection. All terms and conditions as stated in this document reflect an agreement of all parties and should be governed and interpreted in accordance with the policies and procedures mentioned above. Any user violating these policies is subject to disciplinary actions deemed appropriate by Whitefield Commons.



Internet Security Plan

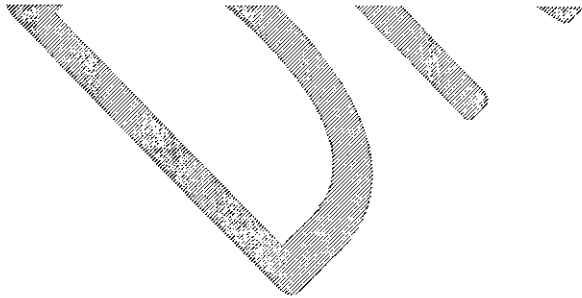
The Whitefield Commons will provide access to a working wireless internet. It is the responsibility of the resident to use personal networking devices (i.e. computer, laptop, iPad etc.) to set up the connection and directly utilize the network in individual apartments. It is recommended that residents keep up-to-date virus and malware software on their own technological devices as this is an open community network.

Property Wireless Network Security

Inappropriate use of the Whitefield Commons Wireless Network is not permitted. Unacceptable use of the internet by residents and their guests includes, but is not limited to the guidelines listed below that Whitefield Commons may at any time use to make a determination that a particular use is inappropriate:

- Users must respect the privacy and intellectual property rights of others;
- Users must respect the integrity of the Whitefield Commons network and any other public or private computing and network systems;
- Use of the Whitefield Commons Wireless Network for malicious, fraudulent, or misrepresentative purposes is prohibited;
- The Whitefield Commons Wireless Network may not be used in a manner that precludes or hampers other users access to the Whitefield Commons Wireless Network or other any other networks;
- Sending or posting discriminatory, harassing, or threatening messages or images on the Internet;
- Perpetrating any form of fraud, and/or software, film or music piracy;
- Stealing, using, or disclosing someone else's password without authorization;
- Downloading, copying or pirating software and electronic files that are copyrighted or without authorization;
- Hacking into unauthorized websites is prohibited; or
- Introducing malicious software onto the community network and/or jeopardizing the security of the community's network.

If a resident is unsure about what constitutes acceptable Internet usage, then he/she should ask the Property Manager for further guidance and clarification.



Resident Internet Rules, Regulations and Education Information Acknowledgement Form: Certification of Receipt

Resident: I (We) have received a copy of the Whitefield Commons Resident Internet Information Packet which includes a copy of the Resident Internet Rules, Regulations and Education Information and the Internet Security plan for Whitefield Commons. I (We) further agree to abide by same during our tenancy. All members of the household will be instructed to abide by these Rules and Regulations. I (We) understand that violation of these rules is a violation of my/our Lease Agreement and can lead to legal action and possibly termination of tenancy. If legal action should become necessary, the Resident has the right to obtain legal council to present a defense in court.

Resident: _____

Resident: _____

Address: _____

Date: _____

Witnessed by: _____

DRAFT



X

Marketing Plan

For units meeting accessibility requirements of HUD section

504

Wesley Property Management Company

Marketing Plan

Whitefield Commons

This marketing plan is intended to address the guidelines set forth in Section III(C)(4)(a-i and a-ii) of the Virginia Housing Development Authority's LIHTC Application for Reservation and is designed to ensure that certain units at Whitefield Commons ("Whitefield") are actively marketed to people with disabilities.

Wesley Property Management Company (WPMC) will manage Whitefield and will be responsible for all traditional property management functions, including leasing, rent collection, maintenance, record keeping, reporting, development of budgets, monitoring resident income qualifications, and implementing the Marketing Plan.

I. AFFIRMATIVE MARKETING

WPMC is pledged to the letter and the spirit of the U.S. policy of the achievement of equal housing opportunity throughout the Nation and will actively promote fair housing in the development and marketing of this community. WPMC (including its officers, directors and employees) will not discriminate on the basis of race, creed, color, sex, religion, familial status, age, disability or sexual orientation in its programs or housing and will also comply with all provisions of the Fair Housing Act (42 U.S.C. 3600, et. Seq.).

Any employee who has discriminated in the acceptance of a resident will be subject to immediate dismissal. All persons who contact the office will be treated impartially and equally with the only qualification necessary for application acceptance being income and credit, and conformity with the requirements of the Tax Credit program. All interested parties will be provided a copy of the apartment brochure or alternate marketing materials. Any resident who has questions not answered by the leasing staff will be referred to the Regional Property Manager assigned by WPMC.

1. Section 504 Accessible Units

There will minimum of ten percent (10%), or seven, units that are designated as "Section 504 Accessible Units" which will conform to HUD regulations interpreting the accessibility requirements of Section 504 of the Rehabilitation Act. These Accessible Units will actively be marketed to persons with disabilities as defined in the Fair Housing Act and will be held vacant for at least sixty (60) days. During this period, all ongoing marketing efforts will be documented by WPMC. If a qualified household including a person with a disability is not located within this sixty (60) day timeframe, WPMC will submit evidence of the marketing to VHDA's Program Compliance Officer and request approval to rent the unit to any income qualified household. Should this request be approved, any lease governing the rental of the Accessible Unit will contain a provision that in the event that a qualified household including a person with a disability applies for the unit, the household occupying the Accessible Unit must move to a vacant unit. Such move will be paid for by the owner.

2. Preference Units (if applicable)

In addition, unless prohibited by an applicable federal subsidy program, Whitefield Commons will provide first leasing preferences for members of targeted populations or persons with a developmental disability. The targeted populations will be identified in an executed MOU and referred by a VHDA approved referring agency, such as the Community Service Board or the Arc of Northern Virginia. The leasing preference shall be applied to not more than ten percent (10%) of the units at any given time. Whitefield will not establish tenant selection criteria or leasing provision for these individuals that are more restrictive than its standard criteria and provision, the eligibility criteria for the state rental assistance or that are set forth in the MOU.

II. MARKETING AND OUTREACH

Locating people with disabilities to occupy the aforementioned units will be accomplished as follows:

1. Networking

In addition to The Arc of Northern Virginia and CSB relationships discussed above, WPMC will contact additional local centers for independent living and disability services boards and other service organizations via phone and printed communication. The contacts may include, but not be limited to, the following organizations:

- ENDependence Center, Inc.
2300 Clarendon Blvd., Suite 250
Arlington, VA 22201
<https://www.endependence.org>
Email: info@ecnv.org
(703) 525-3268 (local)
(703) 525-3585 (fax)
Accessible Phone Type: TTY
- Social Serve
PO Box 35305
Charlotte, NC 28235
www.socialserve.com
(877) 428-8844 (Toll-Free)
(866) 265-7811 (Toll-Free Fax)
TDD/TTY: 7-1-1
- Brain Injury Services
8136 Old Keene Mill Road
Springfield, VA 22152
www.braininjurysvcs.org
(703) 451-8881 (p)
(703) 451-8820 (f)

2. Internet Advertising

WPMC utilizes many online internet sources such as virginiahousingsearch.com, paid search, ApartmentGuide.com, Apartments.com, Rent.com, Craigslist.com, and many others. Using lead management software, which helps track apartment leads as they move through the leasing process, WPMC has found these sources to be very effective in driving directing qualified traffic than other online sources and print publications.

3. Print Media

Print media sources will also be identified in Arlington County that cater to people with disabilities as well as the public at large. These sources may include, but are not limited to, rental magazines such as the Apartment Shoppers Guide, Apartments For Rent, local newspapers, etc. All advertising materials related to the project will contain the Equal Housing Opportunity logotype, slogan or statement, in compliance with the Fair Housing Act, as well as the fact that units for people with disabilities are available.

4. Social Media and Online Leasing Strategy

In addition to internet listing services, WPMC has recognized the importance of managing and monitoring social media channels. These platforms often serve as decision-making tools for searching for an apartment as prospects are relocating or newly arriving to the greater Washington DC area. WPMC trains our employees to become ambassadors of our brand and take responsibility for creating brand awareness and loyalty on each platform.

WPMC values the opinions of those who interact with its brand online and has implemented a comprehensive strategy to ensure that employees respond to reviews and provide the same excellent customer service online as they do directly at the properties. Since prospects often look to peer reviews when researching a property, it is essential to solicit positive reviews from satisfied residents and also address the concerns of those that post negative reviews. Our goal is to always have a positive impression of the quality of the services realized by our current clients and then conveyed to our future clients. We want to continually and consistently foster positive online recommendations for the property.

5. Resident Referrals

An effective Resident Referral program will be set up, in which current residents are rewarded for referring friends, coworkers, and others who may have disabilities to the property. These referrals are generally the best form of advertising as it attracts friends who will want to reside together, thus binding the community. WPMC offers a tiered referral program which pays the resident a higher bonus as they refer additional renters.

Complete resident satisfaction is a priority to the WPMC team. The Wesley Property Management name, as well as the Wesley Housing Development Corporation name are synonymous with warm hospitality and caring, empathetic staff with a desire to assist our residents with their needs. Resident referrals and word of mouth are always a valuable source of leases; therefore, from day one we will promote services to benefit all our residents.

6. Marketing Materials

Additional marketing materials are needed in order to further support the specific marketing effort to people with disabilities. All printed marketing materials will include the EHO logo. The marketing will also emphasize the physical and administrative compliance with the Americans with Disabilities Act.

These marketing materials include:

- **Brochures** –A simple, two-color brochure may be produced at low cost which will effectively sell the apartments and community. This brochure will include the floor plans, a listing of features and amenities. The floor plans should be printed in as large a format as possible.
- **Flyers** - As mentioned earlier, a flyer campaign may be used effectively to market the community. Each flyer should incorporate graphics as well as a small amount of copy and should be designed to generate traffic. As such, each flyer may include a special offer with a deadline (e.g. "Bring this flyer with you when you visit this weekend and pay no application fee!")
- **Follow-Up Marketing**- All visitors to the Management office should receive a thank you note from the Property Manager. This can be written on a plain thank you card, or for greater impact, on a post card with a photo of the community or a thank you note with the community's logo.

III. PUBLIC AND COMMUNITY RELATIONS

Equal Housing Opportunity promotions - all Site Signage containing the EHO logo and Fair Housing posters are displayed in the Rental Office. Also posted in the Rental Office are instructions to anyone who feels they have been discriminated against to contact the Project Manager at WPMC directly. WPMC encourages and supports an affirmative marketing program in which there are no barriers to obtaining housing because of race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, family responsibilities, physical or mental handicap, political affiliation, source of income, or place of residence or business.

Additionally, a public relations program will be instituted to create a strong relationship between management and local disability organizations, neighborhood civic organizations, churches and synagogues, city officials, and other sources of potential qualified residents still to be identified.

IV. TENANT SELECTION AND ORIENTATION

The first contact with the management operations is an important one in attracting qualified residents; therefore the management/leasing offices should convey a sense of professionalism, efficiency, and cleanliness. The management/leasing office will be designed to provide a professional leasing atmosphere, with space set aside specifically for resident interviews and application assistance. The leasing interviews will be used to emphasize the respect afforded to the resident and the responsibilities which the resident will be expected to assume.

Times of Operation - the Rental Office will be open Monday through Friday from 9:00 A.M. to 5:00 P.M. Applicants will be processed on site in accordance with approved criteria. After hours inquiries will be received by the answering services which will take messages and forward them to the Management Office to handle on the next business day. Move-in process and orientation to property - applicants meet with the Community Manager or designated staff to discuss programs available on the property and will be supplied relevant information to assist them in their move.

See the Whitefield Commons Management Plan, for more details regarding the Application Processing and Tenant Selection Criteria.

V. MARKET ANALYSIS

This shall be basis for a continuously updated Marketing Plan for the Property. As the rental market and the needs of the Property change, the market analysis will enable the Agent to identify needed changes and implement them as necessary.

1. Neighborhood Survey

- a) WPMC will periodically survey comparison properties in terms of rental rates, concessions, location, size, design, amenities, and lease term conditions to keep abreast of the market forces that would affect the community.
- b) WPMC will conduct periodic shopping visits to competitors to evaluate demeanor and leasing techniques used by others. Notations regarding such visits will be included in the Market Survey Sheet for the record.

2. Community Survey

- a) Communication with and knowledge of the existing residents will be emphasized to the on-site staff to obtain important feedback on the quality of services and living conditions offered within the community.
- b) Periodic confidential Resident Satisfaction Surveys will be sent out to the residents and the completed forms will be reviewed and evaluated by the Regional Property Manager to determine the level of resident satisfaction and to plan for changes that will help improve services if needed.