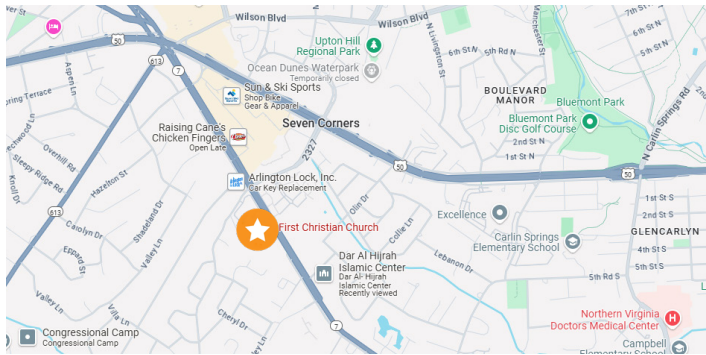


# Kindred Crossing

6163A (Kindred Crossing) & 6163B (Clinic) Leesburg Pike • Falls Church, VA • [wesleyhousing.org](http://wesleyhousing.org) 



## Fast Facts:



95 units of affordable housing



Housing for older adults



New construction



2028 estimated project completion



## Project Overview:

Wesley Housing is partnering with First Christian Church of Falls Church to develop a 95-unit affordable independent older adult community on 2.9 acres of underutilized church-owned land.

The development will provide homes for older adults with low incomes, with units designated for households earning up to 60% of the area median income (AMI). In addition to housing, the community will include approximately 5,000 SF of commercial space for Culmore Clinic, a nonprofit healthcare provider currently operating within the church, which offers low-cost medical services to patients who would otherwise not have access to medical care.

This development project marks Fairfax County's first affordable housing community developed through a faith-based partnership. Zoning entitlements were secured in February 2023. The development has been awarded \$9.7M and 48 project-based rental assistance vouchers by the Fairfax County Redevelopment and Housing Authority (FCRHA). Additionally, the development was awarded \$7.7M and 37 Project Rental Assistance Contract (PRAC) vouchers through the U.S. Department of Housing and Urban Development's (HUD) Section 202 funding in February 2025.

By integrating affordable housing with on-site healthcare services, this development takes an innovative approach to addressing the interconnected needs of housing and health in the Bailey's Crossroads community.

## Unit Mix:

Bedroom Size	Total Number of Units
1 Bedroom	76
2 Bedroom	19

## Community Features:

Residential surface and garage parking spaces  
Co-located health clinic

## Building Features:

Community room  
Exercise room  
On-site laundry  
Flexible activity rooms  
Large courtyard

10 fully accessible units  
Universal Design elements  
National Green Building Standard (NGBS) Silver Level

## Anticipated Schedule:

Zoning Apporval	February 2023
LIHTC Award	October 2025
Construction Finance Closing	Fall 2026
Placed-in-Service	Summer 2028
Permanent Finance Conversion	Winter 2028

## Partners:

Culmore Clinic  
Fairfax County Department of Public Works and Environmental Services (DPWES)  
Fairfax County Redevelopment and Housing Authority (FCRHA)  
First Christian Church of Falls Church  
Grandbridge Real Estate Capital

Grimm + Parker  
Harkins Builders  
JDC  
Truist Bank  
U.S. Department of Housing and Urban Development (HUD)  
Virginia Department of Housing and Community Development (DHCD)  
Walter L. Phillips

## Key Financing:

4% Low Income Housing Tax Credits  
Federal Home Loan Bank of Atlanta  
FCRHA  
HUD 202 Award  
DHCD VHTF and HIEE  
DPWES  
Total development costs are estimated at \$52.5M