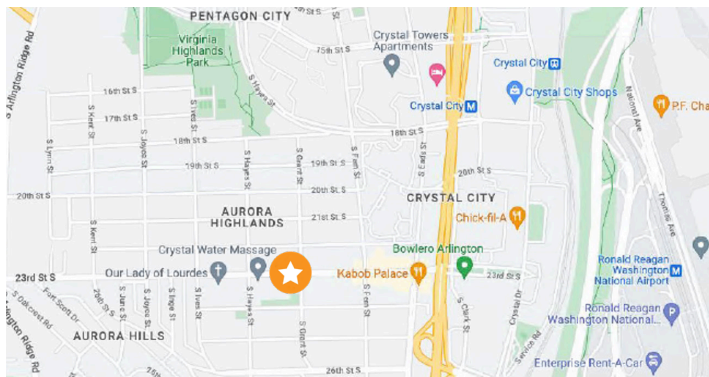


Melwood-Wesley Inclusive Community

750 23rd Street South • Arlington, VA • wesleyhousing.org • melwood.org 



Fast Facts:

 105 units of affordable housing


Multifamily housing


New construction


2029 expected project completion

Project Overview:

Melwood, a longstanding nonprofit that provides support services for adults with disabilities, has partnered with Wesley Housing, to redevelop Melwood's outdated Arlington facility into a mixed-use development offering modernized programming space and 105 new affordable housing units.

The proposed five-story development will be income-restricted to households at or below 80% of the Area Median Income (AMI) and will include 22 three-bedroom units, representing 21% of the total units.

Located in Arlington's Aurora Hills neighborhood, the disability-forward community will create housing that is inclusive, accessible, and affordable in a highly desirable, transit-accessible area. The site is 0.7 miles from the Crystal City Metro and has a bus stop directly in front of the property.

The development will replace the existing Melwood Horticultural Training Center with a new building that includes ground-floor space for Melwood's on-site programs and services, including job skills training for people with disabilities.

The community is pursuing certification under the innovative Kelsey Inclusive Design Standards, aimed at fostering cross-disability inclusion that goes beyond basic code compliance, encouraging proactive, comprehensive, and scalable design solutions that promote universal usability and greater community integration. In addition, 100% of the units will comply with Virginia Housing's Universal Design standards.

The development received site plan approval in February 2025 and a reservation of 9% Low Income Housing Tax Credits in August 2025.

Partners:

Arlington County
DCS Design
Klein Hornig
Melwood
Walsh, Colucci, Lubeley & Walsh, P.C.
Walter L. Phillips, Inc.

Key Financing:

9% Low Income Housing Tax Credit Award from Virginia Housing
Total development costs are estimated at \$77.2M

Unit Mix and AMI Levels:

Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	Total
1 BR	2	2	2	17	0	23
2 BR	3	3	9	34	11	60
3 BR	1	1	4	11	5	22
Total	6	6	15	62	16	105

Building Features:

Below grade parking
Bicycle storage
Community room

Community Features:

Community space for Melwood to operate on-site programs and services, including job skills training

Anticipated Schedule:

Site Plan Approval	February 2025
LIHTC Award:	July 2025
Construction Finance Closing:	Fall 2027
Placed-in-Service:	2029