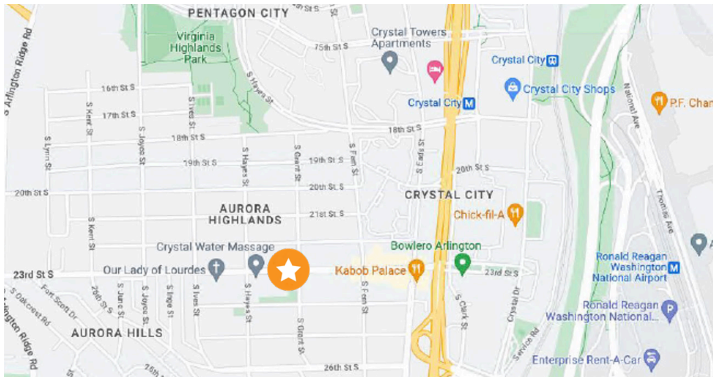
# Melwood-Wesley Inclusive Community

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






## 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: | 2030 |

## 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that provides support services for adults with disabilities, has partnered with Wesley Housing, to redevelop Melwood's outdated Arlington facility into a mixed-use development offering modernized programming space and 105 new affordable housing units.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 $81M**

5/2026