



WHITE PAPER EXECUTIVE SUMMARY

Unlocking Affordable Housing Production in the DMV

Stefan Kronenberg | Kronenberg Enterprises | October 14, 2026

[Read the Full White Paper](#)

Dear Colleagues,

Our region's affordable housing challenge is increasingly a question of economics. Rising development and borrowing costs have widened financing gaps, placing growing demands on county budgets. Six selected 2025 Northern Virginia LIHTC applications averaged nearly **\$95,000 per home** in requested local support. We need to reconsider what housing costs to build.

That is the opportunity explored in my accompanying white paper, *Unlocking Affordable Housing Production in the DMV*. After years of evaluating conventional development, modular construction, 3D-printed housing, and other approaches, I believe this strategy offers the strongest near-term opportunity I have identified to pursue **30–40% reductions in complete development costs**.

The approach combines single-story HUD-code duplexes, quadplexes, and selected detached homes; established federal 4% Low-Income Housing Tax Credit (LIHTC) financing; and zoning that allows these buildings to operate as one commonly owned, professionally managed rental community.

Our proposed **175-home Case Study** models **\$47.33 million in complete development costs, or \$270,469 per home**, including land, infrastructure, financing, and reserves. That is approximately **47% below the \$510,989 per-home average** of 29 Northern Virginia 4% LIHTC applications (2022–2026), while providing **2.40 versus 1.58 bedrooms per home**.

At rents modeled to a blended 60% of area median income, proposed financing covers the budget **without additional local or state gap funding** or property-tax abatements. Federal tax-credit equity remains essential. The case study is for a real site located within the DC-VA-MD HUD Metro FMR Area.

Importantly, this strategy is already moving toward implementation in the DMV. With our development partners, **Kronenberg Enterprises is advancing more than 300 homes through predevelopment in the Washington region**, separate from the Case Study. These communities still require local approvals, but the products and federal financing tools are available today.

Recent federal and state policy developments recognize the potential of modern manufactured housing. Counties can now establish clear zoning pathways in suitable locations while preserving ordinary development safeguards.

For the detailed financial analysis, supporting research, and recommended zoning framework, I encourage you to read the accompanying white paper. I invite county leaders, housing advocates, organizations, and industry partners to share its findings and support proactive zoning changes.

The products exist. The financing tools are established. The work is underway. In many DMV counties, a thoughtfully crafted zoning text amendment is the missing piece. Consider what that one change could help unlock: hundreds of new attainable homes, potentially tens of millions of dollars in local public funding preserved, and more financially sustainable, resilient affordable housing communities for decades to come. **That's a pretty extraordinary return on investment for a change to the zoning code. Will your county be next?**

Sincerely,

Stefan Kronenberg

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