

**BOARD OF SUPERVISORS
TRANSPORTATION AND LAND USE COMMITTEE
INFORMATION ITEM**

SUBJECT: Unmet Housing Needs Strategic Plan Quarterly Report

ELECTION DISTRICTS: Countywide

CRITICAL ACTION DATE: At the pleasure of the Committee

STAFF CONTACTS: Sarah Coyle Etro, County Administration
Valmarie Turner, County Administration

PURPOSE: To provide the Transportation and Land Use Committee (TLUC) with an update on first quarter Unmet Housing Needs Strategic Plan implementation activities and progress toward achieving annual housing targets.

BACKGROUND: On September 8, 2021, the Board of Supervisors (Board) adopted (7-0-2: Buffington and Kershner absent) the Unmet Housing Needs Strategic Plan (UHNSP).¹ The purpose of the UHNSP is to define how the County will address unmet housing needs in a strategic and systematic way over the short and long-term. Unmet Housing Needs are defined by the Loudoun County 2019 General Plan as “the lack of housing options for households earning up to 100% of the Area Median Income (AMI)” (2019 General Plan, p. 4-3).² The UHNSP focuses on adding new strategies and programs to enhance the County’s approach to addressing the unmet housing needs of households along this housing continuum.

The UHNSP is designed to be implemented over five years and includes annual attainable housing goals over a 20-year horizon. Overall, the UHNSP includes 133 key action items that focus on establishing new methods, programs, and policies and enhancing existing programs to address the County’s unmet housing needs. Seventy-six of the 133 key actions are prioritized in the one-to-two year, or short-term timeframe. The first-year implementation plan includes 61 key actions. The Board directed staff to provide quarterly updates regarding UHNSP implementation progress to the TLUC; this is the first such quarterly report.

UPDATES:

A. **Significant Actions:** Since the adoption of the UHNSP in September 2021, the Board and staff have taken several significant and important steps to establish a framework needed for plan

¹ [September 8, 2021, Item 12a TLUC-Adoption of Unmet Housing Needs Strategic Plan.](#)

² In 2021, 100% AMI was \$129,000 for a family of four.

implementation. Attachment 1 includes a progress update for each key action in the UHNSP Year One Implementation Matrix. The following provides information about critical Board actions to date:

Off-Cycle Loan Proposals for Existing Unit Acquisition (UHNSP Strategy 3.9): At the November 3, 2021, and November 16, 2021, Board Business meetings, the Board directed staff to initiate the review process for two off-cycle loan applications to include:

1. At the November 3, 2021, Board Business Meeting, the Board voted (9-0) to direct staff to review a loan proposal submitted by Winn Development for the purchase of the 102-unit Sommerset Senior Apartments, a privately owned, independent living senior community located at 22355 Providence village Drive in Sterling, Virginia. The Winn Development purchase bid was successful, and the loan proposal is on the February 8, 2022, Finance Government Operations and Economic Development Committee (FGOEDC) meeting agenda for consideration.³
2. At the November 16, 2021 Board Business Meeting, the Board voted (7-0-2: Briskman and Glass absent) to direct staff to review a loan proposal from AHC for the purchase of the Fields at Cascades to preserve existing attainable housing with Low Income Housing Tax Credit (LIHTC) covenants that expire in 2025. AHC was not successful in winning the purchase bid for the property and the AHC proposal was not considered by the Board. Another Developer, Jair Lynch and Company, purchased the Fields at Cascades. Staff has already met with the new owner to discuss opportunities to secure affordable housing units in development.⁴

County projects awarded \$10 million in Virginia Housing Amazon Resources Enabling Affordable Community Housing (REACH) funds (UHNSP Strategy 1.2): On December 14, 2021, Virginia Housing (VH) notified the County that the application for Amazon REACH *Virginia* funding had been awarded \$10 million for three new construction projects, to include: \$3.75 million for Goose Creek Village (80 age-restricted affordable multifamily apartments in Ashburn); \$2.54 million for the construction of the Waxpool Apartments (52 affordable multifamily apartments in Ashburn; and, \$3.75 million for Winn Development to help them acquire/rehabilitate Sommerset Senior (102 age-restricted affordable multifamily apartments in Sterling).

Applications were written and submitted to VH by Loudoun County. VH reviewed the applications and allocated REACH *Virginia* grants, as outlined above, to Sommerset Senior Acquisition, Waxpool Apartments, Goose Creek Senior Apartments, thereby reducing the loan request from these projects for County funds.

³ [November 3, 2021, Business Meeting, Item 3, Opportunity to Consider Off-Cycle Loan Application through the Affordable Multi-Family Housing Loan Program.](#)

⁴ [November 16, 2021, Business Meeting, Item 5, Opportunity to Consider Off-Cycle Loan Application through the Affordable Multi-Family Housing Loan Program.](#)

Fund Balance appropriation of Funding for Housing Initiatives (UHNSP Strategy 3.9): At the January 4, 2022 Business Meeting, the Board approved (9–0), the use of five million in Fiscal Year (FY) 2021 General Fund balance to establish the Rental Housing Acquisition and Preservation Loan program. This General Fund balance allocation will be used to establish a new revolving loan program to assist multi-family affordable housing developers with the purchase of existing market affordable and LIHTC apartments.⁵ The Board also approved the use of \$400,000 in FY 2021 General Fund balance for initial UHNSP implementation, to include personnel and consultant resources. The personnel resources approved include an UHNSP Interdepartmental Coordinator, an UHNSP Project Manager, and a Deputy Housing Officer.

Consideration of Public Land for Attainable Housing Development (UHNSP Strategy 2.1): On January 4, 2022, the Board voted (6-3: Buffington, Kershner, and Umstattd opposed) to advertise and place the sale of a portion of the Old Arcola School pursuant to Code of Virginia §15.2-1800 on the Board Public Hearing agenda to consider the purchase and sales agreement negotiated by County staff and Capretti Land. At the February 9, 2022 Public Hearing, many homeowners from neighborhoods near the site spoke in opposition because of concerns predominantly related to increased traffic. Board members recognized that the existing general business use allowed by-right will allow more intense traffic-generating uses than the proposed use and that the County does not intend to use the Old Arcola School for adult day care or other community uses because of the cost associated with renovating the building. The Board voted 7-2 (Buffington and Umstattd opposed) to send the agreement to the March 1, 2022 Board Meeting for action. The site is to be used for attainable housing development and include rehabilitation of the school, and the County recreational facilities on the public site. Additionally, at the January 18, 2022 Business Meeting, the Board voted (8-0-1: Glass absent) to direct staff to negotiate a proposed written agreement with NRP Group for the sale of an approximately 3.2-acre portion of County property to be used for development of mixed-income, multi-family rental housing and related amenities, and to return to a future Board Public Hearing with the proposed agreement for consideration.

Establishment of Rental Acquisition Loan Program to Preserve Attainable Housing Resources(UHNSP Strategy 4.2): On January 18, 2022, the Board adopted (9–0), the Rental Housing Acquisition and Preservation Loan Program Guidelines and Review Criteria and authorized staff to advertise for Public Hearing the adoption of ordinance amendments for the creation of the program pursuant to Code of Virginia §15.2-958.⁶ This program directly aligns with Strategy 4.2, “Evaluate New Programs and Incentives that Support Preservation of Affordable Housing” and helps the County meet annual attainable housing goals. The purpose of the Rental Housing Acquisition and Preservation Loan Program is to assist multi-family affordable housing developers to preserve existing

⁵[January 4, 2022, Business Meeting, Item 4a, Uses of FY 2021 General Fund Balance.](#)

⁶[January 18, 2022, Business Meeting, Item 20d, Rental Housing Acquisition and Preservation Loan Program Guidelines.](#)

affordable rental units through purchase. Ordinance amendments to enable the program are scheduled for the Board Public Hearing on March 9, 2022.

TLUC Policy Discussion (UHNSP Strategy 5.2): At the September 22, 2021, and January 19, 2022 TLUC meetings, the Committee considered the policy implications and potential plan amendments to the Suburban Compact Neighborhood place type criteria to clarify the goals for the inclusion of attainable housing within developments of such place type.

B. Progress on Annual Attainable Housing Goals: The UHNSP defines “attainable housing provided annually” as “any housing for sale or rent entering the marketplace each year affordable to families with incomes at or below 100% AMI. Such housing can be directly provided through Affordable Dwelling Unit (ADU)/Affordable Market Purchase Program Unit (AMPPU)/Affordable Housing Unit (AHU) new development or indirectly provided through policy changes enabling more accessory dwelling units, commercial innovation leading to market-rate units made affordable through innovative design, units made affordable through initiatives such as rental/down payment/monthly payment assistance programs, etc. with the goal that 20 percent (8,190) of forecasted new homes (40,950) as projected based on the land use policies included in the 2019 Comprehensive Plan will be attainable housing.” (UHNSP, pp. 18 to 19). Table 1 below outlines the proposed annual attainable housing goals, as outlined in the UHNSP:

Table 1. Proposed Annual Attainable Housing Goals

Year	Annual Goal (New Units)	Year	Annual Goal (New Units)
2021	250 (200)	2031	1000 (500)
2022	500 (350)	2032	1000 (500)
2023	500 (350)	2033	1000 (500)
2024	500 (350)	2034	1000 (500)
2025	500 (350)	2035	1000 (350)
2026	750 (500)	2036	1000 (350)
2027	750 (500)	2037	1000 (350)
2028	750 (500)	2038	1000 (350)
2029	750 (500)	2039	1000 (350)
2030	750 (500)	2040	1000 (350)
		Total	16,000 (8,200)

The 2021 attainable housing goal included a total of 250 attainable housing units with a goal that 200 units will be provided through new construction and 50 units by assisting households to access housing. The 2021 attainable annual goal, combined with the 2022 annual attainable housing goal, is 750 units, and seeks to include 550 new units added to the attainable housing supply, and 200 units attained by assisting households to access housing.

Since the beginning of the fiscal year on July 1, 2021, the attainable units have been provided through County programs such as the Affordable Dwelling Unit (ADU) program, proffered Unmet Housing Needs Units, and through assistance programs that provide access such as the State Rental Assistance program (SRAP), the federal Housing Choice Voucher (HCV) program, down payment assistance, and VH mortgage allocations. Table 2 below provides the total number of new units added, and units added through access for the second two quarters of calendar year (CY) 21.

Table 2. Total Number of New Unites Added, and Units Added Through Access

Q1 7/1/2021 to 9/30/2021	Q2 10/1/2021 to 12/31/2021	Access or New Unit Goal	Median Household Income (AMI)
3	5	Access	<30%
31	19	Access	30% to <50%
1	2	Access	30% to <70%
17	5	New Units	30% to <70%
5	2	Access	70% to <100%
57	33	200/550	

In the next quarter, staff anticipates adding 200 new units with the following projects:

- Leasing of the Loudoun View Senior Living apartments located at 21394 Mount Sterling Terrace, Sterling, Virginia 20164, funded with the assistance of a County loan that will provide 98 new apartments;
- Acquisition of Sommerset Senior Apartments located at 22355 Providence Village Drive, Sterling, Virginia 20164, an existing 102-unit apartment complex, with the assistance of a proposed County loan.

ISSUES: There are no issues associated with this Information Item.

FISCAL IMPACT: There is no fiscal impact associated with the delivery of the quarterly report. Individual key actions may have fiscal impacts which are provided in detail when they are presented to the Board for consideration. Some elements of the UHNSP, particularly those associated with Objective 3 (Viable Funding Options), have fiscal impacts that are described in greater detail within the UHNSP. Subsequent year implementation plans are anticipated to be incorporated into the annual budget process beginning in FY 2023.

ATTACHMENT:

1. UHNSP Year One Implementation Matrix Update

UHNSP YEAR ONE IMPLEMENTATION MATRIX UPDATE

Objective 1: Establish a coordinated, collaborative, and integrated housing network.		Anticipated Timeframe	Primary Department	Progress
Strategy 1.1: Identify the service and program gaps within the housing continuum and support households in improving housing stability and affordability.				
Key Actions	A. Create a housing journey map with consumers, service providers, and County agencies to create a framework for program process and revision.	9 to 12 months	Consultant/ Office of Housing	<i>Consultant funding approved 1/4/2022 Board meeting.</i>
	C. Review current program application materials to streamline the application process and requirements.	9 to 12 months	Consultant/ Office of Housing	<i>Consultant funding approved 1/4/2022 Board meeting.</i>
	D. Develop service delivery partnerships with Permanent Supportive Housing providers and increase funding for supportive services.	9 to 12 months	Consultant/ Office of Housing	<i>Consultant funding approved 1/4/2022 Board meeting.</i>
	F. Initiate a community awareness campaign to raise awareness of County housing programs and initiatives.	On-going	Office of Housing	<i>Activities to date: Consultant recommendations for Community Awareness Campaign completed. Housing Brochure completed. In conjunction with OMAGI completed Affordable Housing Story Map¹. In conjunction with DED, housing search information provided to Hospitality Sector employers. 2022 Apartment Guide published.²</i>

¹ www.loudoun.gov/affordablehousingstorymap

² www.loudoun.gov/apartmentguide

UHNSP SHORT-TERM IMPLEMENTATION MATRIX

Objective 1: Establish a coordinated, collaborative, and integrated housing network.		Anticipated Timeframe	Primary Department	Progress
				<i>Data Dashboard development using PowerBi initiated with DIT. Participating jurisdiction in Northern Virginia Virtual Housing Expo.³</i>
Strategy 1.2: Cultivate partnerships and build relationships				
Key Actions	A. Convene regular meetings, outreach events, and establish continuous conversations with the business community, landlords, non-profits, affordable housing developers, state and local agencies, County departments and staff, renters, and black, indigenous and people of color to discuss ideas, issues, processes, and opportunities for collaboration.	On-going	Office of Housing	<i>Meetings include: 8/17/2021: Loudoun Restaurant Owners Association 9/16/2021: SPARC Training for Mortgage Companies & Realtors⁴ 10/25/2021: Sterling Rotary Club 10/4/2021: Loudoun Community Cabinet 10/26/2021: Virginia Department of Housing and Community Development 10/27/2021: Dulles Area Association of Realtor's Equity Committee 10/5/2021: Fair Housing Stakeholders Group 10/6/2021: Public Forum: Regional Analysis of</i>

³ www.novahousingexpo.org

⁴ www.loudoun.gov/sparc

UHNSP SHORT-TERM IMPLEMENTATION MATRIX

Objective 1: Establish a coordinated, collaborative, and integrated housing network.		Anticipated Timeframe	Primary Department	Progress
				<p><i>Impediments to Fair Housing Choice</i> <i>11/16/2021: HCV households' workshop with Cooperative Extension</i></p> <p><i>Participating Member: Loudoun Human Services Network. Regional Housing Equity Plan⁵ Washington Metro CoG Housing Director Committee. VH Northern Virginia Liaison Advisory Committee. Fail Forward Cohort⁶ Government Alliance on Race and Equity (GARE)⁷ Regional Committee for Eviction Prevention and Community Stability. Interdepartmental Human Services Team.</i></p>
	C. Partner with the County's incorporated towns to share housing data, assist with analysis and collaboratively develop their housing strategies.	24 to 36 months	Consultant/ Office of Housing	<i>Feasibility of segregating UHNSP base-line studies coordinated with Virginia Center for</i>

⁵www.mwcog.org/community/planning-areas/housing-and-homelessness/fair-housing

⁶www.centreforpublicimpact.org/north-america/government-innovation/fail-forward-in-local-government

⁷www.racialequityalliance.org

UHNSP SHORT-TERM IMPLEMENTATION MATRIX

Objective 1: Establish a coordinated, collaborative, and integrated housing network.		Anticipated Timeframe	Primary Department	Progress
				<i>Housing Research at Virginia Tech.</i>
	G. Connect developers and lenders to leverage County funds tied to projects.	On-going	Office of Housing	<p><i>Activities to date: 12/14/2021; Awarded \$10 million in REACH Virginia funding to reduce loan requests from Housing Trust.</i></p> <p><i>Meetings with financial partners include: 8/31/2021: Virginia Community Capital. 10/12/2021: DC LISC & Capital Impact Partner. 11/18/2021: Washington Housing Conservancy. 12/21/202: Amazon's Housing Equity Fund.</i></p>
Strategy 1.3: Develop an affordable housing delivery system within County government.				
Key Actions	A. Complete an organization-wide systems map to define the County's housing network—the positions, process, infrastructure, data, funding, and policy in an integrated, enterprise view using a tool to identify opportunities, efficiencies, and impediments.	9 to 12 months	Consultant/ Office of Housing	<i>Consultant funding approved 1/4/2022 Board meeting.</i>
	B. Develop a coordinated, interdepartmental budget and funding plan for UHNSP implementation.	6 months	Office of Housing	<i>10/12/2021 FGOEDC Budget Development staff report. 1/4/2022 Fund Balance Allocation. 2/9/2022 Board Strategic Initiatives Draft Budget.</i>
	C. Create a singular interdepartmental housing coordinator as a new FTE position.	9 months	Office of Housing	<i>1/4/2022 Board approved.</i>

UHNSP SHORT-TERM IMPLEMENTATION MATRIX

Objective 1: Establish a coordinated, collaborative, and integrated housing network.		Anticipated Timeframe	Primary Department	Progress
	D. Establish an interdepartmental housing matrix team to collaborate on the use of public land, establish internal coordination processes, review specific land development applications, identify housing opportunities, and funding.	6 months	Office of Housing	
Strategy 1.4 Evaluate, review, and update UHNSP initiatives to maintain relevance and usability.				
Key Actions	B. Review UHNSP implementation and monitor achievements quarterly.	Every 4 months & On-going	Office of Housing	<i>First Quarterly Report to TLUC 2/16/2022.</i>
	C. Produce and distribute an annual affordable housing progress report.	12 months	Office of Housing	
	E. Maintain community and stakeholder awareness of housing initiatives and issues.	On-going	Office of Housing	
	G. Maintain inventory of existing housing units to include age, quality, affordability, water/sewer issues, and other factors.	On-going	Office of Housing	<i>Baseline data developed for UHNSP to include extensive map and data bases.</i>

Objective 2: Secure land resources needed to address unmet housing needs.		Anticipated Timeframe	Primary Department	Progress
Strategy 2.1 Use public land and facilities for housing.⁸				
Key Actions	A. Maintain a centralized inventory of publicly owned land and facilities and work with appropriate County agencies to collect this information.	On-going	Office of Housing	<i>Mapping resource available here.</i>
	B. Establish a policy requiring surplus or underutilized land/buildings to first be considered for affordable or mixed income housing before disposition.	3 months	Office of Housing	
	C. Establish specific criteria to determine when public land will be made available for use for affordable housing development.	6 months	Office of Housing	
	D. Evaluate available parcels based on standard criteria such as barriers to development, zoning, scale of housing that can be supported, property value, locational attributes and access to employment centers and transit.	9 to 12 months	Office of Housing	
	E. Establish priorities for income levels to be served.	6 months	Office of Housing	
	F. Establish an interdepartmental coordination team to review potential sites and make recommendations. (The team will review sites and determine which sites to recommend for sale or donation for affordable housing. This senior level staff	3 months	Office of Housing	

⁸ The Board is currently considering two unsolicited proposals for the conveyance of public property for the development of attainable housing.

UHNSP SHORT-TERM IMPLEMENTATION MATRIX

Objective 2: Secure land resources needed to address unmet housing needs.		Anticipated Timeframe	Primary Department	Progress
	review team, at the direction of the County Administrator, could include County Administration; Finance and Budget; Housing; Building and Development; General Services; Planning and Zoning; Parks, Recreation and Community Services; Libraries; Mapping; and Transportation and Capital Infrastructure).			
	I. Develop a public process for considering proposals for use of public land to include: <ul style="list-style-type: none"> a. Application format and required application materials. b. Criteria for deciding between competing proposals and to consider alternative uses. c. Interdepartmental review team lead by Housing. 	12 months	Office of Housing	
Strategy 2.2: Establish a land bank.				
Key Actions	C. Evaluate the purchase of underutilized commercial space for housing (such as vacant office buildings or shopping centers).	12 months	Office of Housing	
Strategy 2.4: Consider the use of road abandonment and associated right of way conveyance requests to address unmet housing needs.				
Key Actions	D. Pursue the donation of land for affordable housing purposes.	On-going	Planning and Zoning	<i>The County has been actively considering adaptive reuse of County-owned land for potential affordable housing project partnerships.</i>
Strategy 2.5: Enact other policies to support affordable housing as a valuable public use.				
Key Actions	A. As part of the Zoning Ordinance Rewrite, broaden the Zoning Ordinance definition of public use for future applications to include uses deemed essential for public purposes such as housing at affordable prices for the workforce to enable more land to be available for affordable housing and to address the public need for diverse housing options where deemed appropriate.	6 months	Planning and Zoning	<i>Draft ZO Rewrite Chapter 3 – Uses is still being drafted, including new potential definitions for "civic" or "public" use.</i>
	B. Adopt a policy that requires public agencies to identify surplus or underutilized public land or buildings to the internal public land team to consider affordable housing uses in conformance with the 2019 General Plan.	3 months	Office of Housing	
	C. Obtain land through proffer negotiations and specifically state that land dedicated to the County for a public use may also be used for affordable housing or co-location of affordable housing on public use sites where appropriate.	On-going	Planning and Zoning	<i>Provision of unmet housing needs units is a consistent part of proffer negotiations.</i>

UHNSP SHORT-TERM IMPLEMENTATION MATRIX

Objective 2: Secure land resources needed to address unmet housing needs.		Anticipated Timeframe	Primary Department	Progress
	D. Seek land dedications for affordable housing when reviewing rezoning proposals within the parameters allowed under Virginia State Code and the Zoning Ordinance.	On-going	Planning and Zoning	<i>Provision of unmet housing needs units is a consistent part of proffer negotiations.</i>
	E. Include Housing when changes to capital facilities impact fees are considered by the Fiscal Impact Committee.	On-going	Finance and Budget	<i>Planned for upcoming FIC meeting discussion.</i>

Objective 3: Obtain viable funding sources.		Anticipated Timeframe	Primary Department	Progress
Strategy 3.1: Access the Belmont Ridge Affordable Housing Trust.				
Key Actions	A. Move to dissolve the Belmont Ridge Affordable Housing Trust by 2021.	6 months	County Attorney	
	B. Develop parameters and program materials for use of funding.	6 months	Office of Housing	
	C. Outsource and/or build capacity for program implementation.	9 months	Office of Housing	
Strategy 3.2: Evaluate/allocate housing cash proffers.				
Key Actions	A. Review each proffer commitment to determine how it can be used.	9 months	Planning and Zoning	<i>10/25/2021: Proffer evaluation initiated.</i>
	B. Appropriate, through Board action, the proffered funds from the rezoning project to the housing program.	9 months	Planning and Zoning	<i>10/25/2021: Proffer evaluation initiated.</i>
Strategy 3.3: Update unmet housing needs cash proffer formula.				
Key Actions	A. Review/revise the cash contribution formula.	6 months	Planning and Zoning	
	B. Adopt a policy guiding cash contributions.	6 months	Planning and Zoning	
Strategy 3.9: Dedicate general funds to housing programs and services, including (but not limited to) the Housing Trust to support more and larger loans.				
Key Actions	A. Incorporate the Unmet Housing Needs Strategic Plan into the annual budget process for prioritization with other County needs and available resources.	On-going	Office of Housing	<i>2/9/2022 Board Strategic Initiatives Draft Budget.</i>
	B. Engage the Board of Supervisors in discussions about potential dedication of annual revenues during the budget process or as part of the annual fund balance process.	On-going	Finance and Budget	<i>10/12/2021 FGOEDC Meeting Budget Development.</i>

UHNSP SHORT-TERM IMPLEMENTATION MATRIX

Objective 3: Obtain viable funding sources.		Anticipated Timeframe	Primary Department	Progress
Strategy 3.1: Access the Belmont Ridge Affordable Housing Trust.				
				<i>2/9/2022 Board Strategic Initiatives Draft Budget.</i>
	C. Identify optimal funding level to provide adequate support to the Multi-Family Affordable Housing Loan Program	9 months	Office of Housing	

Objective 4: Provide incentives, establish priorities, and increase access to affordable housing.		Anticipated Timeframe	Primary Department	Progress
Strategy 4.1: Evaluate and improve existing programs.				
Key Actions	A. Examine the land development approval process and consider methods for expediting applications that support affordable housing when those applications meet certain criteria.	9 to 12 months	Building and Development	<i>Process initiated by engaging with stakeholders on ADU/AHU projects and reviewing lessons learned from other expedited review applications.</i>
	B. Evaluate the potential of offsetting land development and permitting fees for certain affordable housing projects.	9 to 12 months	Building and Development	<i>B&D is working with Housing and the County Attorney's Office on the development and implementation of an Affordable Housing Fee Waiver Ordinance.</i>
	D. Require formal project kick-off meetings for affordable housing projects in the land development process.	6 months	Building and Development	<i>Process initiated with review of several avenues of communication, in addition to a kick-off meeting, that could be used to relay timely information about a project as part of our</i>

UHNSP SHORT-TERM IMPLEMENTATION MATRIX

Objective 4: Provide incentives, establish priorities, and increase access to affordable housing.		Anticipated Timeframe	Primary Department	Progress
Strategy 4.1: Evaluate and improve existing programs.				
				<i>examination of the land development approval process (Strategy 4.1.A.).</i>
	F. Develop and adopt a policy to reduce parking requirements for 100 percent affordable housing developments.	9 to 12 months	Planning and Zoning	<i>Draft ZO Rewrite Chapter 5.5 – Parking includes parking reductions for affordable housing developments.</i>
	C. Maintain/enhance the inventory of market affordable rental units to consider for acquisition/preservation. Include information about subsidies; rent restrictions; when the subsidies expire; location; quality; and management capability.	On-going	Office of Housing	<i>Data base developed as part of UHNSP and regularly updated. See Attachments A & B.</i>
Strategy 4.3: Improve housing stability and access to homeownership and rental housing.				
Key Actions to Increase Access to Homeownership	A. Evaluate and develop recommendations for new programs and services that support homeownership.	9 to 12 months	Office of Housing	
	E. Facilitate the use of federal and Virginia Housing mortgage and other programs.	6 months	Office of Housing	<i>\$10 million allocated in low-interest SPARC mortgage money from Virginia Housing for 2022.</i>
	F. Partner with financial planning and credit counseling programs to offer programs to homeowners to improve financial literacy.	6 to 9 months	Office of Housing	
	G. Explore options for establishing public sector employee incentives in addition to the Public Employee Grant program.	9 to 12 months	Office of Housing	
	B. Regularly meet with renters, renter advocates, and landlords to devise a local rental housing protocol to address issues such as rent increase notices, tenancy termination, and installment payments for deposits and fees.	On-going	Office of Housing	<i>Participating jurisdiction: Regional Committee for Eviction Prevention and Community Stability.</i>
	D. Pursue federal and state rent subsidy vouchers.	On-going	Office of Housing	<i>FY 22 SRAP allocation increased by 16 vouchers.</i>

UHNSP SHORT-TERM IMPLEMENTATION MATRIX

Objective 4: Provide incentives, establish priorities, and increase access to affordable housing.		Anticipated Timeframe	Primary Department	Progress
Strategy 4.1: Evaluate and improve existing programs.				
	G. Partner with financial planning and credit counseling programs to offer programs to renters to improve financial literacy.	6 to 9 months	Office of Housing	
Objective 5: Implement policy changes to support affordable housing production and preservation.		Anticipated Timeframe	Primary Department	Progress
Key Actions	A. Maintain the inventory of the County’s stock of affordable housing.	On-going	Office of Housing	<i>See Attachments A & B.</i>
	C. Develop a no net loss policy for the Board’s consideration.	6 months	Office of Housing	
Strategy 5.2: Adopt clarifying policy for mixed-income housing in the transition and suburban compact neighborhoods land use designation.				
Key Actions	A. Adopt a policy interpretation in the review of land development applications.	6 months	Planning and Zoning	<i>TLUC is actively revising criteria for utilizing Suburban Compact Neighborhood place type when land is designated Suburban Mixed Use. The criteria include required targets for provision of attainable units.</i>
Strategy 5.3: Remove regulatory barriers to affordability in the zoning ordinance and consider barriers during the zoning ordinance rewrite project.				
Key Actions	A. Review Zoning Ordinance regulations with the intent of removing barriers to and increasing affordability.	6 months	Planning and Zoning	<i>Included in the ZO Rewrite Code Audit.</i>
	B. Adopt a Resolution of Intent to Amend the Zoning Ordinance with a stated purpose of removing barriers to and increasing affordable housing.	6 months	Planning and Zoning	<i>The overarching ZO Rewrite ROIA was endorsed by the Board in November 2021. It included language to align the ZO with the 2019 GP, which supports removing barriers to affordable housing construction.</i>

UHNSP SHORT-TERM IMPLEMENTATION MATRIX

Objective 5: Implement policy changes to support affordable housing production and preservation.		Anticipated Timeframe	Primary Department	Progress
	C. Ensure housing affordability is incorporated into all aspects of the Zoning Ordinance Rewrite process.	6 months	Planning and Zoning	<i>Draft ZO Rewrite Chapter 8 Attainable Housing is under development and will include additional language to implement the UHNSP.</i>
Strategy 5.4: Support affordable housing located near transit centers and in the urban policy area.				
Key Actions	A. Use density bonuses as an incentive to attract affordable housing.	6 months	Planning and Zoning	<i>DPZ continues to rely on state code authorizing density bonuses for projects that provide specified minimum percentages of ADUs. Initiation of work group to devise strategies and implementation options in transit centers.</i>
	B. Use other incentives to attract affordable housing in the UPA such as building height increases, setback reductions, lot coverage increases, technical study waivers, buffer modifications, and parking reductions.	6 months	Planning and Zoning	<i>Actively working with developers that propose affordable housing in the UPA to support these types of modifications.</i>
	C. Adopt a specific policy that identifies the value of and desire for affordable housing to be in transit centers and the UPA.	6 months	Office of Housing	
	E. Prioritize funds for new rental units in communities that connect with transit, jobs, and services.	6 months	Office of Housing	

Attachments

- A. Apartment Inventory by Class
- B. Low Income Housing Tax Credit (LIHTC) Apartment Inventory

Low-Income Housing Tax Credit (LIHTC)/ Multi-Family Properties in Loudoun County, VA

Property Name	Location	Unit Count	Year Tax Credit Awarded	Tax Credit	Last Year of Affordability per LIHTC Rules or County Loan Term
Fields at Cascades	Sterling	320	1993	9%	2023
Evans Ridge	Leesburg	150	1994	9%	2024
Fields of Sterling	Sterling	102	1996	9%	2026
Abbey at South Riding	South Riding	168	1997	4%	2027
Acclaim at Ashburn	Ashburn	150	1997	9%	2027
Ashburn Meadows I	Ashburn	176	1998	4%	2028
Grove at Flynn's Crossing	Ashburn	168	1998	4%	2028
Wingler House I	Ashburn	132	1998	4%	2028
Fields of Leesburg	Leesburg	404	1998	4%	2028
Acclaim at Ashburn	Ashburn	24	1998	9%	2028
Purcellville East	Purcellville	46	1998	9%	2028
Ashburn Meadows II	Ashburn	160	2000	4%	2030
Potomac Station	Leesburg	150	2000	4%	2030
Main Street Commons	Purcellville	90	2000	4%	2030
Maple Avenue	Purcellville	60	2001	4%	2031
Cascades Village	Sterling	150	2001	9%	2031
Wingler House II	Ashburn	132	2002	4%	2032
Madison House	Leesburg	100	2003	9%	2033
William Watters House	Sterling	91	2005	9%	2035
Levis Hill House	Middleburg	20	2007	9%	2037
Llewellyn Village	Middleburg	16	2009	9%	2039
Shreveport Ridge	Ashburn	98	2012	9%	2042
Woods at Brambleton	Brambleton	202	2013	4%	2043
Heronview	Sterling	96	2016	9%	2046
Birchwood 1 Brambleton	Ashburn	56	2016	Hybrid 9%/4%	2047
Birchwood at Brambleton 2	Ashburn	27	2016	4%	2046
Stone Springs	Dulles	128	2017	4%	2047
Ashburn Chase	Ashburn	96	2018	Hybrid 9%/4%	2048
Loudoun View (Mt. Sterling)	Sterling	98	2019	Hybrid 9%/4% (pending)	2094
Brambleton Town Center South	Ashburn	55	2019	4%	2049
Poland Hill	Dulles	78	2019	4% (pending)	2049
Tuscarora Crossing Phase 1 & 2	Leesburg	180	2020	Hybrid 9%/4% (pending)	2095
TOTAL		3923			

CLASS A, B, C Apartments in Loudoun County

Property Address	Property Name	Owner Name	Building Class	Star Rating	Unit Count	LIHTC?	Style	Location	For Sale Status	Year Built	Year Renovated								
28 Fort Evans Rd NE	The Manor	Kushner Companies	C	2	362	N	Garden	Leesburg	N	1963									
1212 Chase Heritage Cir	Chase Heritage Apartments	McDowell Properties	C	2	236	N	Garden	Sterling	N	1986	2014								
25 Monroe St SE	Madison House	AHD, Inc.	C	2	100	Y	Low-Rise	Leesburg	N	1980									
201 Valley View Ave SW	Village Townhouses	Page-Brooke Developments	C	2	60	N	Low-Rise	Leesburg	N	1965									
110 N 16th St	Purcellville East Apartments	Property Management Corp of Virginia	C	2	44	Y	Garden	Purcellville	N	1986									
1000 W Washington St	Levis Hill House	TM Associates Limited Partnership	C	2	20	Y	Low-Rise	Middleburg	N	2008									
22767 Melrose Farm Ln		Darian K Mahar	C	2	7	N	Low-Rise	Middleburg	N										
1 S Light St		Anchor Farms	C	2	6	N	Low-Rise	Lovettsville	N	1967									
7 North St NE		Carrera Maria Luisa	C	2	5	N		Leesburg	N	1945									
18579 Woodburn Rd		David J & Stephanie L Miller	C	2	3	N		Leesburg	N	1972									
246 Loudoun St SW		Pradeep & Reba Verma	C	2	N		Mid-Rise	Leesburg	N	1910	2002								
703 Clark Ct NE	The Point at Loudoun	Pantzer Properties	C	3	384	N	Garden	Leesburg	N	1987	2013								
428 Evans Ridge Ter NE	Evans Ridge Apartments	Paradigm Companies	C	3	150	Y	Garden	Leesburg	N	1996									
22365 Enterprise St	William Watters House	Amurcon Realty Company	C	3	90	Y	Low-Rise	Sterling	N	1994									
75 Plaza St NE	Leesburg Apartments I & II	PNC Bank	C	3	Y			Leesburg	N										
106 N King St		Pearson Shirley V	B	2	7	N	Low-Rise	Leesburg	N										
43805 Stoney Brook Sq	Camden Lansdowne	Camden Property Trust	B	3	690	N	Mid-Rise	Leesburg	N	2001									
75 Plaza St NE	Leesburg Apartments	PNC Bank	B	3	404	N	Garden	Leesburg	N	1973									
20803 Wallingford Sq	Cascades Overlook	Kettler	B	3	360	N	Garden	Sterling	N	1993									
21030 Lowry Park Ter	Ashburn Meadows I & II	CRC Companies, LLC	B	3	336	Y	Mid-Rise	Ashburn	N	2000									
21260 Huntington Sq	The Fields at Cascades	FCP	B	3	320	Y	Garden	Sterling	N	1995									
775 Gateway Dr SE	Bellemeade Farms	Capital Square	B	3	316	N	Garden	Leesburg	N	1988	2012								
21799 Crescent Park Sq	Broadlands	Van Metre Companies	B	3	292	N	Garden	Ashburn	N	2003									
43449 Silo Creek Ter	Camden Silo Creek	Camden Property Trust	B	3	284	N	Mid-Rise	Ashburn	N	2003									
20903 Runnymede Ter	Wingler House I & II	Quantum Real Estate Management Llc	B	3	264	Y	Mid-Rise	Ashburn	N	1999									
20070 Coltsfoot Ter	Saddle Ridge	L3C Capital Partners LLC	B	3	216	N	Garden	Ashburn	N	1989									
44141 Russell Branch Pky	Waltonwood Ashburn	Singh Development Company	B	3	213	N	Low-Rise	Ashburn	N	2018									
1300 Sanderson Dr	Potomac Garden	Rolling Park Management	B	3	192	N	Mid-Rise	Sterling	N	1979									
43848 Dodge Ter	Acclaim at Ashburn I & II	UBS Global Asset Management Real Estate	B	3	174	Y	Garden	Ashburn	N	1999									
21892 Blossom Hill Ter	The Grove at Flynn's Crossing	Security Properties, Inc.	B	3	168	Y	Garden	Ashburn	N	1999									
43001 Thoroughgood Dr	The Abbey At South Riding	The Franklin Johnston Group	B	3	168	Y	Garden	Chantilly	N	1999									
20886 Isherwood Ter	Camden Ashburn Farm	Camden Property Trust	B	3	162	N	Garden	Ashburn	N	2000									
21940 Muirfield Cir	Muirfield Woods Apartments	Amurcon Realty Company	B	3	156	N	Garden	Sterling	N	1986									
86 Heritage Way NE	Assembly Leesburg	Washington Real Estate Investment Trust	B	3	134	N	Garden	Leesburg	N	1986									
130 Club House Dr SW	Tuscarora Creek	Van Metre Companies	B	3	121	N	Garden	Leesburg	N	1988									
43001 Thoroughgood Dr	The Devon At South Riding	The Franklin Johnston Group	B	3	120	N	Garden	Chantilly	N	2001									
22355 Providence Village Dr	Sommerset Retirement Community	Amurcon Realty Company	B	3	102	N	Low-Rise	Sterling	N	1987									
46910 Shady Point Sq	Acclaim at Sterling (Fields of Sterling)	UBS Global Asset Management Real Estate	B	3	102	Y	Garden	Sterling	N	1998									
45170 Kincoira Dr	Heronview Apartments	The Flatiron Group, Inc	B	3	96	Y	Mid-Rise	Sterling	N	2019									
111-123 N 16th St	Main Street Commons	Property Management Corp of Virginia	B	3	90	Y	Garden	Purcellville	N	2001									
42951 Summer Grove Ter	The Woods at Birchwood (Birchwood at Brambleton)	TRI Pointe Group	B	3	83	Y	Mid-Rise	Ashburn	N	2019									
650 Dominion Ter	Maple Avenue Apartments	Armiger Management	B	3	60	Y	Mid-Rise	Purcellville	N	2000									
43805 Central Station Dr	BLVD Flats	Comstock Companies	B	3	58	N		Ashburn	N	2020									
42885 Ryan Rd	The Woods at Brambleton Town Center	TM Associates Limited Partnership	B	3	55	N		Brambleton	N	2021									
21827 High Rock Ter	Atley on the Greenway Apartments	Fairfield Residential	B	4	496	N	Garden	Ashburn	N	2014									
20300 River Ridge Ter	Loudoun Heights Apartments	Klingbell Capital Management Ltd.	B	4	466	N	Garden	Ashburn	N	1991									
21000 Stanford Sq	Lerner Remington at DTC	Lerner Enterprises	B	4	406	N	Mid-Rise	Sterling	N	2000									
21153 Parc Dulles Sq	Parc Dulles	Lerner Enterprises	B	4	393	N	Garden	Sterling	N	2007									
43805 Central Station Dr	BLVD Commons	Comstock Companies	B	4	357	N	Mid-Rise	Ashburn	N	2012									
1500 Balch Dr	The Metropolitan at Village at Leesburg	J.P. Morgan Chase & Co.	B	4	335	N	Mid-Rise	Leesburg	N	2010									
20725 Wood Quay Dr	The Jameson at Kincoira	TRITEC	B	4	333	N	Mid-Rise	Sterling	N	2020									
20723 Reserve Falls Ter	The Reserve at Town Center	L3C Capital Partners LLC	B	4	290	N	Garden	Sterling	N	2002									
600 Somerset Park Dr	Somerset Park	Jefferson Apartment Group	B	4	150	N	Garden	Leesburg	N	2007									
19761 Ashburn Rd	Ashburn Chase Apartments	TM Associates Limited Partnership	B	4	96	Y	Mid-Rise	Ashburn	N	2020									
23601 Willshaw Sq	The Woods of Brambleton (Woods at Brambleton)	Soave Enterprises	A	3	202	Y	Mid-Rise	Ashburn	N	2015									
42597 Prescott Green Sq	Shreveport Ridge Apartments	TM Associates Limited Partnership	A	3	98	Y	Garden	Ashburn	N	2014									
19900 Broad Vista Ter	Acadia Apartments	Cortland	A	4	630	N	Mid-Rise	Ashburn	N	2000									
20155 San Joaquin Ter	Ashborough Apartments	Heitman	A	4	504	N	Mid-Rise	Ashburn	N	2004									
22541 Hickory Hill Sq	Bell Ashburn Farms	Bell Partners, Inc.	A	4	464	N	Mid-Rise	Ashburn	N	2005									
21258 Windmill Parc Dr	Windmill Parc	Lerner Enterprises	A	4	437	N	Mid-Rise	Sterling	N	2015									
22555-22556 Leanne Ter	The Point at Ashburn	Pantzer Properties	A	4	413	N	Garden	Ashburn	N	2009	2017								
44819 Atwater Dr	Vyne at One Loudoun	Retail Properties of America, Inc.	A	4	378	N	Mid-Rise	Ashburn	N	2021									
43805 Central Station Dr	BLVD Gramercy East	Comstock Companies	A	4	260	N	Mid-Rise	Ashburn	N	2020									
24710 Tribe Sq	The Elms at Arcola	Elm Street Communities	A	4	248	N	Mid-Rise	Sterling	N	2016									
20576 Idle Brook Ter	Village at Potomac Falls	Morgan Properties	A	4	247	N	Garden	Sterling	N	1999									
43170 Thistledown Ter	Jefferson Arbors at Broadlands	Jefferson Apartment Group	A	4	240	N	Mid-Rise	Ashburn	N	2000	2006								
42775 Generation Dr	The Heights at Goose Creek Village	Goose Creek Retail LLC	A	4	230	N	Mid-Rise	Ashburn	N	2019									
46565 Harry Byrd Hwy	Cascades Village Senior Apartments	Avanath Capital Management, LLC	A	4	150	Y	Low-Rise	Sterling	N	2001									
652A Fort Evans Rd NE	Potomac Station	Clark Construction Group, LLC	A	4	150	Y	Garden	Leesburg	N	2002									
42225 Glascock Field Dr	Stone Springs Apartments	Van Metre Companies	A	4	128	Y	Mid-Rise	Sterling	N	2019									
21282 McFadden Sq	Commons On Potomac Square	Bonaventure Realty Group, LLC	A	4	104	N	Mid-Rise	Sterling	N	2011									
Bennett Station Sq	City Center Townes	Lerner Enterprises	A	4	66	N	Low-Rise	Dulles	N	2019									

Source: CoStar, Class A, B, C, Existing Apartments, Loudoun County, VA June 22, 2021

Legend:
Class C
Class B
Class A