

Affordable Housing Pipeline by Fiscal Planning Subarea as of June 30, 2020

Fiscal Planning Subarea/ Project Name	Approved Units as of 6/30/20										Units Built or Permitted as of 6/30/20				Units Remaining to be Permitted as of 6/30/20			
	Affordable Dwelling Units (ADU)			Unmet Housing Needs (UHNU)			Workforce Housing (WFH)			Total	All Affordable Housing (ADU, UHNU, WFH)			Total	All Affordable Housing (ADU, UHNU, WFH)			Total
	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF		SFD	SFA	MF		SFD	SFA	MF	
Sterling	0	39	107	0	0	612	0	0	0	758	0	0	0	0	0	39	719	758
Dulles Town Center ⁽⁶⁾	0	0	0	0	0	148	0	0	0	148	0	0	0	0	0	0	148	148
Hub, The (Dulles World Center) ⁽⁷⁾	0	0	0	0	0	152	0	0	0	152	0	0	0	0	0	0	152	152
Montebello Farms	0	39	12	0	0	0	0	0	0	51	0	0	0	0	0	39	12	51
Mount Sterling	0	0	95	0	0	0	0	0	0	95	0	0	0	0	0	0	95	95
Waterside ⁽⁷⁾	0	0	0	0	0	312	0	0	0	312	0	0	0	0	0	0	312	312
Total	23	530	975	0	4	1,017	0	20	217	2,786	15	291	349	655	8	263	1,860	2,131

(1) Broadlands Ashburn Metro's CDP allows the option of replacing 22 multifamily ADU units now proposed for the TDSA portion of the project with 22 AHU units in the Outer Core portion of the project.

(2) Kincora's 88 units are referred to as ADU-equivalent in the proffer. For development tracking purposes they are being reported in this table as WFH units, although they are not technically WFH units.

(3) Silver District West are an estimate and were apportioned by unit type by staff based upon the percentage of each unit types in the fully build out project. The ultimate number and type of ADUs will be determined at the time of FIDP in accordance with Article 7 of the Zoning Ordinance.

(4) Brambleton figures in this table only reflect the portion of Brambleton associated with ZMAP-2012-0013, ZCPA-2012-0006, and ZCPA-2012-0009. The affordable housing units associated with the original Brambleton rezoning are built.

(5) Poland Hill is required to have 18 affordable units. The structures can be of any type, yet are currently anticipated to be 4 SFA and 14 MF.

(6) Dulles Town Center is required to have 148 affordable housing units. At least 71 will be UHNU. The remaining 77 can be ADU or UHNU. If the structures containing these 77 units have four or more stories and an elevator, the ADUs would be exempt per Article 7 of the Zoning Ordinance and would revert to UHNU. It is anticipated that these 77 units will develop as UHNU because the structures most likely will develop with four or more stories and an elevator.

(7) Dulles World Center and Waterside have no ADUs anticipated because multi-family are exempt per Article 7-103(B) of the Loudoun County Zoning Ordinance if the structures are 4 or more stories with elevators.

Notes:

Affordable housing figures reflect units provided per Article 7 of the Loudoun County Zoning Ordinance and Chapter 1450 of the Codified Ordinances of Loudoun County and units provided via proffered conditions of development. Units arising as part of the Low-Income Housing Tax Credit (LIHTC) program are only included in the pipeline once awards have been granted by Virginia Housing.

The project approved number of units reflect the total number of age-restricted units approved per rezoning, except in cases where the project has an approved site plan or subdivision. In those cases the approved number of units per those legislative application types is reflected.

Residential Structure Type Category Definitions:

Single-Family Detached (SFD): A dwelling that is not attached to any other dwelling by any means.

Single-Family Attached (SFA): Dwelling units in a variety of attached configurations, including townhomes, duplexes, triplexes, and quadraplexes, where each unit has their own ground floor external entrance.

Multi-Family (MF): A building containing multiple dwelling units. Multi-Family dwelling units are commonly referred to as "garden style," "mid-rise," and "high-rise" condominiums/apartments, as well as stacked townhomes, one-over-twos, and two-over-twos.

Group Quarters (GQ): A Group Quarter (GQ) is a place where people live in a group living arrangement. Examples include nursing homes, congregate care, college dormitories, homeless shelters, and detention centers. Note: Independent-living age-restricted units are not considered group quarters. They are classified under the typical housing types of SFD, SFA, and MF.

Disclaimer:

The Loudoun County Department of Planning and Zoning makes every reasonable effort to ensure the accuracy of this information. This table provides the best estimates of development based on the legislative approval documents, building permits issued, data in the County's geographic information system, and data in the County's Land Management Information System (LMIS). Loudoun County does not assume any liability arising from the use of this data. This data is provided without warranty of any kind, either expressed or implied.