

Affordable Housing Pipeline by General Plan Policy Area as of June 30, 2022

General Plan Policy Area/ Project Name	Approved Units as of 6/30/22										Units Built or Permitted as of 6/30/22				Units Remaining to be Permitted as of 6/30/22			
	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	
Town	0	4	35	0	0	0	0	0	0	39	0	0	0	0	0	4	35	39
Church & Market	0	0	6	0	0	0	0	0	0	6	0	0	0	0	0	0	6	6
Virginia Village ⁽⁶⁾	0	4	29	0	0	0	0	0	0	33	0	0	0	0	0	4	29	33
Joint Land Management Area	0	32	29	5	0	180	0	20	5	271	0	0	0	0	5	52	214	271
Cattail Run	0	32	0	5	0	0	0	0	0	37	0	0	0	0	5	32	0	37
Tuscarora Crossing	0	0	29	0	0	180	0	20	5	234	0	0	0	0	0	20	214	234
Transition	61	20	0	1	1	0	0	0	0	83	22	0	0	22	40	21	0	61
Fleetwood South	31	0	0	1	0	0	0	0	0	32	0	0	0	0	32	0	0	32
Hartland South	9	0	0	0	0	0	0	0	0	9	3	0	0	3	6	0	0	6
Hogan Kent Green	0	20	0	0	1	0	0	0	0	21	0	0	0	0	0	21	0	21
Lenah Circle East	1	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	1
Lenah Mill (Westport)	20	0	0	0	0	0	0	0	0	20	19	0	0	19	1	0	0	1
Total	61	358	886	6	7	1,071	0	20	106	2,515	22	141	292	455	45	244	1,771	2,060

(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) 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.

(3) 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.

(4) 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.

(5) The proffers for the Kincora rezoning ZMAP-2018-0014 require that in addition to the 12 ADUs and 34 UHNUs already provided, a total of 352 of the maximum 1,881 units on land bays B, E through K, & R shall be (i) ADUs or ADU-Equivalent Units, or (ii) UHNUs.

For these additional affordable units, it is assumed that a minimum of 118 units (6.25%) will be ADUs and that 146 units will be recorded as UHNUs. These 352 units specifically include the 88 ADU-Equivalent Units (recorded as Workforce Housing Units, though they are not technically WFH units) and 8 UHNUs that have already been built as part of the Heronview complex.

(6) The proffers for Virginia Village allow for four approved ADUs to be built as either single family attached units or as multifamily stacked units. These units are recorded here as SFA units.

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.