

MEMORANDUM  
COUNTY OF LOUDOUN

DATE: October 23, 2017  
TO: Department and Agency Heads  
FROM: Tim Hemstreet, County Administrator  
SUBJECT: Meeting Summary and Action Report of the October 16, 2017, Board of Supervisors Housing Summit

Please work with staff to address the Board of Supervisors' (Board) action as noted below from the October 16, 2017, Housing Summit.

*A recording of this meeting is available via the following link: [2017 Housing Summit](#)*

Jeff Salmon, representing the Envision Loudoun Stakeholders Committee, presented the Board with an overview of the Committee's work on the new comprehensive plan and efforts to increase affordable housing. The Envision Loudoun Stakeholders Committee has formed a housing sub-committee to focus on developing policies to address the County's housing needs.

Twenty stakeholders spoke to the Board on behalf of their organization in regard to housing availability and affordability. *A full list of speakers is provided in [Attachment 1](#) of the Housing Summit packet.*

The Board's discussion throughout the Summit focused on incentivizing the housing market; evaluating existing land inventory; identifying sites for increased affordable housing; and building upon the existing housing trust fund for consideration of use as a housing loan program.

The following **motions** were voted on by the Board:

Chairman Randall moved that the Board of Supervisors direct staff to develop a resolution of intent to amend the Zoning Ordinance to establish necessary revisions and newly created amendments to incentivize affordable housing. (Seconded by Supervisor Saines.)

Chairman Randall accepted Supervisor Volpe's friendly amendment to bring back the resolution of intent to amend to the Transportation and Land Use Committee for discussion before going to the full Board. (The motion passed 8-0-1: Supervisor Letourneau absent.)

Chairman Randall moved that the Board of Supervisor direct staff to develop a public land inventory and for that information to come back to the Transportation and Land Use Committee before coming to the full Board. (Seconded by Supervisor Saines. The motion passed 8-0-1: Supervisor Letourneau absent.)

Chairman Randall moved that the Board of Supervisors request that the Envision Loudoun Stakeholders identify the best locations for added density given access to public infrastructure and existing/planned community amenities. (Seconded by Supervisor Meyer. The motion failed 3-5-1: Supervisors Buona, Higgins, Randall, Saines, and Volpe opposed; Supervisor Letourneau absent.)

Chairman Randall moved that the Board of Supervisors direct staff to develop a formal revolving loan program for the Loudoun County Housing Trust Fund and report back to the Finance/Government Operations and Economic Development Committee with additional program details and schedule for implementation. (Seconded by Buona: The motion passed 8-0-1: Supervisor Letourneau absent.)

Chairman Randall moved that the Board of Supervisors direct staff to explore the possibility of establishing an affordable housing feasibility program to support soft costs associated with pursuit of affordable housing development funds, along with guidelines and criteria for possible return of funds and report back to the Finance/Government Operations and Economic Development Committee. (Seconded by Supervisor Saines. The motion failed 0-8-1: Supervisors Buffington, Buona, Higgins, Myer, Randall, Saines, Umstadd, and Volpe opposed; Supervisor Letourneau absent.)

Supervisor Saines moved that the Board of Supervisors direct staff to research home ownership and rental programs where the County can leverage state, federal, and private programs, utilizing the County of Loudoun's Housing Trust Fund and report the findings to the Finance, Government Operations and Economic Development Committee. (Seconded by Supervisor Umstadd. The motion failed 4-4-1: Supervisors Buffington, Buona, Higgins, and Volpe opposed; Supervisor Letourneau absent.)

Supervisor Meyer moved that the Board of Supervisors direct staff to develop recommendations to the Board to encourage additional affordable units, workforce units, and units for sale within the current and future residential rezonings before the Board of Supervisors. (Seconded by Supervisor Umstadd. The motion failed 2-6-1: Supervisors Buffington, Buona, Higgins, Randall, Saines, and Volpe opposed; Supervisor Letourneau absent.)

The following **questions and requests** were made by the Board:

Chairman Randall asked for additional follow-up on "spot zoning" questions and retro-fitting existing empty office space for residential use.

Chairman Randall asked if it's fair to assume an individual in the 0-30 percent area of greater need, for longer than a few years, traditionally needs additional services beyond housing.

Chairman Randall requested information regarding the benefit of a housing coalition or housing authority.

Chairman Randall requested a list of definitions related to place-type and house-type (bungalow, live-work housing, micro-housing, etc.).

Chairman Randall requested additional information regarding the County's current density bonus policy.

Supervisor Buffington requested that when the public land inventory is developed, it includes a distinction for land of cultural or historical significance.

Supervisor Meyer requested that for the public land inventory, the suburban policy area be looked at specifically, highlighting actual pieces of vacant land.

Supervisor Saines requested that the public land inventory include each policy area and the specific zoning within each area.

Chairman Randall requested that when developing the public land inventory, to include the projected impacts on existing infrastructure if converting to residential.

Supervisor Meyer asked that staff research how to incentivize developers to create more units for home ownership.