The Low-Income Housing Tax Credit (LIHTC) provides a tax incentive to construct or rehabilitate affordable rental housing for low-income households by subsidizing the acquisition, construction, and rehabilitation of affordable rental housing. LIHTC serves low- and moderate-income families earning 60% of Area Median Income (AMI) or less.

**How It Works**
- The federal government issues tax credits to state governments.
- State housing agencies, like the Virginia Housing Development Authority, then award credits to private developers of affordable rental housing projects through a competitive process.
- Developers generally sell credits to private investors to obtain funding. Once the housing development is occupied by residents, investors can claim the LIHTC over a 10-year period. The housing remains affordable for 30 years.

**Tax Credit Housing Units in Loudoun County**
Loudoun County has over 20 apartment communities participating in the LIHTC program. The county supports LIHTC housing through its Affordable Multifamily Housing Loan Program and ability to create Affordable Housing Units (AHUs).

**For More Information**
View the latest Apartment Guide at loudoun.gov/apartmentguide for details on affordable and market-rate rental communities in Loudoun County. Contact a participating community directly for more information about income guidelines and rent amounts. Ask if there are any “tax credit units” available or ask about a wait list.
LIHTC Apartment Communities in Loudoun County

**Ashburn**
The Acclaim at Ashburn
Ashburn Meadows
The Grove at Flynn’s Crossing

**Brambleton / South Riding / Arcola**
Abbey at South Riding
Shreveport Ridge
Stone Springs Apartments
The Woods at Brambleton

**Leesburg**
Evans Ridge Apartments
Leesburg Apartments
Potomac Station

**Sterling**
The Acclaim at Sterling
The Fields at Cascades
Heronview Apartments

**Western Loudoun**
Llewellyn Village Apartments
Main Street Commons
Maple Avenue Apartments
Purcellville East Apartments
The Cottages

**Age Restricted**
Cascades Village Apartments - Sterling
Levis Hill House - Middleburg
Madison House Apartments - Leesburg
William Watters House - Sterling
Wingler House - Ashburn
The Woods at Birchwood - Ashburn