

Residential Pipeline: Affordable Housing Units Remaining to be Built/Permitted by Fiscal Planning Subarea as of June 30, 2021

Fiscal Planning Subarea/ Project Name	Approved Units as of 6/30/21										Units Built or Permitted as of 6/30/21				Units Remaining to be Permitted as of 6/30/21			
	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	
Ashburn	4	177	532	0	4	214	0	0	209	1,140	4	140	295	439	0	41	660	701
Ashbrook Residential	0	0	15	0	0	0	0	0	0	15	0	0	0	0	0	0	15	15
Ashburn Station/Regency	0	0	11	0	0	0	0	0	0	11	0	0	0	0	0	0	11	11
Broadlands Ashburn Metro ⁽¹⁾	0	9	13	0	4	69	0	0	0	95	0	0	0	0	0	13	82	95
Cadence at Lansdowne	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	10	0	10
Kincora Village Center ⁽²⁾	0	0	0	0	0	140	0	0	88	228	0	0	96	96	0	0	132	132
Loudoun Station	0	0	31	0	0	0	0	0	0	31	0	0	9	9	0	0	22	22
Moorefield Station	0	85	315	0	0	0	0	0	0	400	0	83	35	118	0	2	280	282
One Loudoun	4	59	34	0	0	5	0	0	20	122	4	57	59	120	0	2	0	2
Regency at Belmont (Belmont Executive Center)	0	14	0	0	0	0	0	0	96	110	0	0	96	96	0	14	0	14
Silver District West	0	0	69	0	0	0	0	0	5	74	0	0	0	0	0	0	74	74
Waxpool Crossing	0	0	44	0	0	0	0	0	0	44	0	0	0	0	0	0	44	44
Dulles	5	189	133	0	1	11	0	0	8	347	0	32	36	68	5	158	116	279
Arcola Center	0	70	37	0	0	0	0	0	8	115	0	32	36	68	0	38	9	47
Brambleton (Land Bay 1) ⁽⁴⁾	0	99	0	0	0	0	0	0	0	99	0	0	0	0	0	99	0	99
Fox Gate	0	0	0	0	0	11	0	0	0	11	0	0	0	0	0	0	11	11
Goose Creek Village East	0	0	18	0	0	0	0	0	0	18	0	0	0	0	0	0	18	18
Hartland	3	0	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	3
Hogan Kent Green	0	20	0	0	1	0	0	0	0	21	0	0	0	0	0	21	0	21
Lambert	2	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	2
Poland Hill ⁽⁵⁾	0	0	78	0	0	0	0	0	0	78	0	0	0	0	0	0	78	78
Leesburg	3	52	35	0	0	180	0	20	5	295	0	15	0	15	3	57	220	280
Cattail Run	0	32	0	0	0	0	0	0	0	32	0	0	0	0	0	32	0	32
Church & Market	0	0	6	0	0	0	0	0	0	6	0	0	0	0	0	0	6	6
Goose Creek Club	0	20	0	0	0	0	0	0	0	20	0	15	0	15	0	5	0	5
Tuscarora Crossing	0	0	29	0	0	180	0	20	5	234	0	0	0	0	0	20	214	234
White Oak	3	0	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	3

Affordable Housing Pipeline by Fiscal Planning Subarea as of June 30, 2021

Fiscal Planning Subarea/ Project Name	Approved Units as of 6/30/21										Units Built or Permitted as of 6/30/21				Units Remaining to be Permitted as of 6/30/21			
	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	
Potomac	0	0	19	0	0	0	0	0	0	19	0	0	0	0	0	0	19	19
Sterling Meadow	0	0	19	0	0	0	0	0	0	19	0	0	0	0	0	0	19	19
Sterling	0	39	12	0	3	612	0	0	0	666	0	0	0	0	0	42	624	666
Belfort Park Townhomes	0	0	0	0	3	0	0	0	0	3	0	0	0	0	0	3	0	3
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
Waterside ⁽⁷⁾	0	0	0	0	0	312	0	0	0	312	0	0	0	0	0	0	312	312
Total	12	457	731	0	8	1,017	0	20	222	2,467	4	187	331	522	8	298	1,639	1,945

(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.

(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.