

**BOARD OF SUPERVISORS
TRANSPORTATION AND LAND USE COMMITTEE
INFORMATION ITEM**

SUBJECT: Unmet Housing Needs Strategic Plan: Fiscal Year 2023
and 4th Quarter FY23 Update

2011 ELECTION DISTRICT(S): Countywide

2022 ELECTION DISTRICT(S): Countywide

STAFF CONTACTS: Christine Hillock, Housing and Community Development
John E. Hall, Housing and Community Development

PURPOSE: To provide the Transportation and Land Use Committee (TLUC) with a Fiscal Year (FY) 2023 annual report and update on the fourth quarter of FY 2023 Unmet Housing Needs Strategic Plan (UHNSP) implementation activities and progress toward achieving annual housing targets.

BACKGROUND: On September 8, 2021, the Board of Supervisors (Board) adopted (7-0-2: Buffington and Kershner absent) the UHNSP.¹ The purpose of the UHNSP is to define how the County will address unmet housing needs in a strategic and systematic way over the short and long-term. Unmet housing needs are defined by the *Loudoun County 2019 General Plan* (2019 GP) as “the lack of housing options for households earning up to 100 percent of the Area Median Income (AMI)” (2019 GP, p. 4-3).² The UHNSP focuses on adding new strategies and programs to enhance the County’s approach to addressing the unmet housing needs of households along this housing continuum (UHNSP, p. 4).³

The UHNSP is designed to be implemented over five years and includes annual attainable housing goals over a 20-year horizon. Overall, the UHNSP includes 133 key action items that focus on establishing new methods, programs, and policies, and enhancing existing programs to address the County’s unmet housing needs. Seventy-six of the 133 key actions are prioritized in the one-to-two year, or short-term timeframe, 45 key actions are prioritized in the two-to-four year, or intermediate timeframe, and 12 key actions are prioritized in the long-term timeframe, with anticipated completion in the fourth or fifth year of the plan. The Board directed staff to provide quarterly updates regarding UHNSP implementation progress to TLUC. This update is the sixth

¹ [September 8, 2021, Item 12a Board Business Meeting TLUC-Adoption of Unmet Housing Needs Strategic Plan.](#)

² [Loudoun County 2019 General Plan.](#) The current 2023 100 percent of AMI for a family of four is \$152,100.

³ [Loudoun County, Virginia, Unmet Housing Needs Strategic Plan.](#)

quarterly report staff has provided to TLUC. The most recent report was provided on May 17, 2023.⁴

UPDATES:

A. Significant Actions:

During the past two years, since adoption of the UHNSP in September 2021, the Board and staff have taken many significant and important steps in plan implementation, and great progress has been made towards achieving the County's attainable housing goals. Attachment 1 includes progress updates for each key action in the UHNSP Short-Term Implementation Matrix (Years 1 and 2). Attachment 2 provides a summary of all significant actions for FY 2023.

4th Quarter FY 2023 Significant Actions

The following provides information about critical Board actions from April 1, 2023, through June 30, 2023.

1. On April 1, 2023, the Northern Virginia Housing Expo was held at Dominion High School in Sterling.⁵ The Expo is a cooperative effort of Virginia Housing; counties of Prince William, Fairfax, Arlington, and Loudoun; cities of Alexandria, Falls Church, and Manassas Park; the Northern Virginia Association of Realtors®; the Metropolitan Washington Council of Governments (MWCOG); and the U.S. Department of Housing & Urban Development's (HUD) DC Regional Office. 427 people attended the event, including 320 participants and 107 exhibitors, workshop presenters, and volunteers. In addition to an exhibit hall, 12 free workshops were offered, and 18 households received free financial counseling. (UHNSP Strategy 1.1: Identify the service and program gaps within the housing continuum and support households in improving housing stability and affordability; UHNSP Strategy 1.2: Cultivate partnerships and build relationships.)
2. On May 10, 2023, the Board approved (8-0-1: Turner absent) the Community Development Block Grant 2023-2024 Annual Action Plan⁶, approving funds for community service and capital projects benefitting low- and moderate-income persons. (UHNSP Strategy 4.3: Improve housing stability and access to homeownership and rental housing.)
3. On June 14, 2023, the Board adopted (7-0-2: Randall and Letourneau absent) the Regional Fair Housing Plan⁷, a cooperative effort with seven other jurisdictions led by MWCOG. The plan fulfills HUD requirements and aims to increase collaboration, innovation, and

⁴ [May 17, 2023, Item 2 Board Transportation and Land Use Committee Meeting – Unmet Housing Needs Strategic Plan: 3rd Quarter FY 2023 Update.](#)

⁵ Visit www.novahousingexpo.org.

⁶ [May 10, 2023, Item 2 Board Public Hearing – Community Development Block Grant 2023-2024 Annual Action Plan.](#)

⁷ [June 14, 2023, Item 2 Board Public Hearing – Adoption of Regional Fair Housing Plan.](#)

effectiveness of strategies to further fair housing throughout the region. (UHNSP Strategy 1.1: Identify the service and program gaps within the housing continuum and support households in improving housing stability and affordability; UHNSP Strategy 1.2: Cultivate partnerships and build relationships.)

4. On June 20, 2023, the Board adopted (7-0-2: Buffington and Saines absent) a Proclamation recognizing June 2023 as Homeownership Month.⁸ During the month of June, the Department of Housing and Community Development (DHCD) also hosted four webinars for the general public on the following topics: Overview of Loudoun County homebuyer programs; Overview of Loudoun County home improvement programs; Fire Safety and Home Escape Plans (in partnership with Loudoun County Fire Marshal’s Office); and Virginia Mortgage Relief Program (in partnership with Virginia Housing). (UHNSP Strategy 1.1: Identify the service and program gaps within the housing continuum and support households in improving housing stability and affordability; UHNSP Strategy 1.4.E.: Maintain community and stakeholder awareness of housing initiatives and issues.)

B. Progress on Annual Attainable Housing Goals:

The UHNSP defines “attainable housing provided annually” as “any housing for sale or rent entering the marketplace each year affordable to families with incomes at or below 100 percent AMI.” Currently, 100 percent AMI for a family four is \$152,100 in Loudoun County (Washington Metropolitan Statistical Area).

Attainable housing can be directly provided through Affordable Dwelling Unit (ADU)/Affordable Market Purchase Program Unit (AMPPU)/Affordable Housing Unit (AHU) new development or indirectly provided through policy changes enabling more accessory dwelling units, commercial innovation leading to market-rate units made affordable through innovative design, units made affordable through initiatives such as rental/down payment/monthly payment assistance programs, etc. with the goal that 20 percent (8,190) of forecasted new homes (40,950) as projected through 2040 based on the land use policies included in the 2019 GP will be attainable housing.” (UHNSP, pp. 18 to 19). In FY 2023, attainable housing opportunities were provided through programs such as the ADU program, proffered rental Unmet Housing Needs Units (UHNUs), and through assistance programs that provide access such as the State Rental Assistance Program, the Housing Choice Voucher Program, down payment assistance, and Virginia Housing mortgage allocations.

Table 1 provides the total number of new units added and units added through access for the fourth quarter of FY 2023. In FY 2023, 182 access opportunities for securing housing were provided and 164 new attainable units were added to the supply. In FY 2023, the County surpassed its annual goal of providing access to units (182 units of its goal of 150) but did not achieve its annual goal of adding new units to the housing supply (164 of its goal of 350). Overall, the county was able to provide 346 of its goal of 500 attainable units.

⁸ [June 20, 2023, Item R-1 Board Business Meeting – Proclamation to Recognize June 2023 as Homeownership Month.](#)

Table 1. Total Number of New Units Added and Units Added Through Access from April 1, 2023, through June 30, 2023 (4th Quarter FY 2023)*

Type and AMI Level	Total Units	New Units	Access to Units
Rental			
<30%	10	3	7
30% to <50%	12	0	12
<60%	11	0	11
<70%	0	0	0
Purchase			
30% to <70%	17	12	5
70% to <100%	5	0	5
Total 4th Q, FY 23	55	15	40
Total FY 2023	346	164	182
FY 2023 Goal	500	350	150
% 2023 Goal Achieved	69.2%	46.9%	121.3%

*The triggers that dictate when the units are added to this list are when: a newly constructed for-purchase unit is settled; when a household executes a rental unit's lease; or when a homeownership loan is executed/provided to the household.

Table 2 outlines the proposed annual attainable housing goals through 2040 (as outlined in the UHNSP) and results for Fiscal Years 2021, 2022, and 2023. For the three-year period of FY 2021 through FY 2023, the County surpassed its goal for access to new units but did not meet goals for new units and total units. However, FY 2023 has been the best year for both new units and access to units since approval of the UHNSP, surpassing FYs 2021 and 2022.

Table 2. Annual Attainable Housing Goals and Results

Fiscal Year	Total Units		New Units		Access to Units	
	Goal	Actual	Goal	Actual	Goal	Actual
2021	250	292	200	154	50	138
2022	500	181	350	55	150	126
2023	500	346	350	164	150	182
2024	500		350		150	
2025	500		350		150	
2026-2030*	750		500		250	
2031-2034*	1,000		500		500	
2035-2040*	1,000		350		650	
Total	16,000	819	8,200	373	7,800	446
% 3-Year Goal Achieved	819/1250	65.5%	373/900	41.4%	446/350	127.4%

* Annual goals for these years are the same each year so shown once for summary purposes.

There are 533 new attainable units currently under construction or near (within 12 months) closing on financing. The anticipated delivery dates are as follows:

- **Poland Hill (2011 & 2022 Election Districts: Dulles)**: located south of the intersection of Poland Road and Tall Cedars Parkway in South Riding, this apartment complex is under construction and is funded with the assistance of a County loan that will provide 78 new apartments for rent. Expected initial delivery date is fall 2023.
- **Waxpool Apartments (2011 & 2022 Election Districts: Ashburn)**: located at the intersection of Waxpool Road and Ashburn Village Boulevard in Ashburn, this apartment complex is under construction and is funded with the assistance of a County loan that will provide 52 new apartments for rent. Expected initial delivery date is fall 2023.
- **Tuscarora Crossing, Phases 1 and 2 (2011 & 2022 Election Districts: Leesburg)**: located proximate to Route 7 and within walking distance of the Villages at Leesburg, closing on financing, and beginning of construction of this apartment complex is expected by spring 2024 (delayed due to the pending acquisition of water and sewer infrastructure easements in addition to newly introduced protections of the long-eared bat) and will be funded with the assistance of a County loan that will provide 180 new apartments for rent. Expected initial delivery date is spring 2025.
- **Avonlea Senior Apartments (2011 & 2022 Election Districts: Dulles)**: located near the intersection of Route 50 and Loudoun County Parkway, closing on financing, and beginning of construction of this apartment complex is expected by fall 2024. The project will be funded with the assistance of a County loan and will provide 130 new apartments for rent. Expected initial delivery date is spring 2026.
- **The View at Broadlands (2011 & 2022 Election Districts: Broad Run)**: while not receiving funds from the County's Affordable Multi-Family Housing Loan Program, it is important to note that The View at Broadlands is under construction. The project is receiving Amazon REACH funds (\$2.75 million) to provide ten affordable housing units at 50 percent AMI out of the total 93 Low Income Housing Tax Credit units. Expected initial delivery date is fall 2023.

C. Additional Activities:

DHCD continued its robust community outreach as outlined in the UHNSP. DHCD recognizes the importance of engaging with community partners to address the complex nature of affordable housing in the County. To summarize, during the 4th quarter of FY 2023:

DHCD staff participated in the following coalition meetings:

- Prevention Alliance of Loudoun (4/4/23, 5/31/23, 6/28/23)
- Loudoun Continuum of Care (6/12/23)

- Loudoun Community Health Workers Collaborative (4/25/23, 5/23/23)
- Loudoun Trauma Informed Community Network (5/17/23)

DHCD staff provided the following virtual and in-person presentations to community groups:

- Northern Virginia Housing Expo – Rental and Homeownership Panels (4/1/23)
- Virginia Housing Webinar on Loudoun Homeownership Loan Programs (5/17/23)
- Leadership Loudoun Presentation on Housing Options (5/18/23)
- Dulles Area Association of REALTORS® – Affordable Housing in Loudoun (6/15/23)

DHCD staff participated in the following community outreach and tabling events:

- Northern Virginia Housing Expo (4/1/23)
- Homeless Resource Fair, hosted by Leadership Loudoun (4/29/23)
- Latino Festival, hosted by Loudoun County Parks, Recreation, and Community Services (5/7/23)

On June 22, 2023, DHCD staff attended the Loudoun Chamber event, *Fixing Loudoun's Housing Affordability Crisis*. At the event, DHCD Director, John E. Hall discussed with two members of the community organization New Virginia Majority (NVM) the status of procurement for a contractor to manage rental assistance funds through the American Rescue Plan Act (ARPA). On June 28, 2023, Director Hall had the same conversation at the DHCD office with an NVM member, who then returned on June 30, 2023, with more members posing the same question. A written statement in English and Spanish on the status of ARPA funds was provided to NVM members on this date.

Background and Current Status of ARPA Rent Assistance Funds

On January 17, 2023, the Board approved (7-0-2: Buffington and Kershner absent) recommended uses of \$12 million in ARPA funding for Preservation of Affordable Housing and Displacement Services.⁹ The Board's decision was informed by public input throughout 2022 that staff collected through a series of public engagement meetings. NVM representatives actively participated in these meetings and were informed about the types of programs that are eligible for ARPA funding. The Board contemplated the options and ultimately agreed that a rental assistance program utilizing the one-time limited ARPA funding was the best use of funds.

In May 2023, the County identified an efficiency to merge the Request for Proposal (RFP) for Preservation of Affordable Housing and Displacement Services with an RFP for ARPA funds allocated to the Department of Family Services for Emergency Shelter and Case Management

⁹ [January 17, 2023, Item 14I Board Business Meeting - Update on Recommended Uses of American Rescue Plan Act Funding for FY 2023: Preservation of Affordable Housing and Displacement Services.](#)

Services and Homeless Prevention and Diversion Services.¹⁰ The combined RFP was published on August 29, 2023, with a deadline for submissions by September 29, 2023.¹¹

D. Legislative Land Use Applications:

During the 4th quarter of FY 2023, two rezoning applications were approved by the Board that included attainable housing components:

University Center Lakeview (ZMAP-2021-0022) was approved by the Board (8-0-1: Umstattt opposed) during the April 18, 2023, Board Business Meeting.¹² Per the Proffer Statement, this application will provide approximately 60 AHUs if Low Income Housing Tax Credit (LIHTC) funding is secured or a mix of for-purchase condominiums and rental ADUs if LIHTC funding is not secured.

Rivana at Innovation Station (ZMAP-2021-0003) was approved by the Board (9-0) during the May 16, 2023, Board Business Meeting.¹³ Per the Proffer Statement, this application will provide approximately 272 attainable housing units: 136 for purchase or rental UHNUs for households whose incomes do not exceed 60 percent of AMI and an additional 136 UHNUs for households whose incomes do not exceed 80 percent of AMI.

E. TLUC Requests from May 17, 2023, Meeting

1. *Confirm the forecast year that MWCOG uses when referring to their attainable housing goal. Provide the MWCOG attainable housing goals by jurisdiction, in addition to the already provided regional attainable housing MWCOG goals.*

MWCOG's regional housing targets (adopted in September 2019) set production goals for 2030. MWCOG is measuring progress at a regional level on an annual basis using permit data. Jurisdictional targets are reported in the Housing Association of Nonprofit Developers Housing Indicator Tool¹⁴ as well as in two reports from the Urban Institute.¹⁵¹⁶

2. *Report on DHCD Community Development outreach staff work with large attainable housing building landlords to ensure appropriate and fair tenant credit reporting.*

DHCD staff have met internally to develop recommendations on the establishment of an interdepartmental landlord outreach team as called for in the UHNSP (Strategy 4.2.A – Key

¹⁰ [February 21, 2023, Item 9j Board Business Meeting - American Rescue Plan Act \(ARPA\) Update: Recommendations for ARPA Reserve Funding.](#)

¹¹ See open bid: RFQ 637794: <https://www.loudoun.gov/bids.aspx?bidID=891>.

¹² [April 18, 2023, Item 6 Board Business Meeting – University Center Lakeview.](#)

¹³ [May 16, 2023, Item 7 Board Business Meeting – Rivana at Innovation Station.](#)

¹⁴ See <https://hit.handhousing.org/>.

¹⁵ [Filling the Federal Affordable Housing Doughnut Hole in the Greater DC Region](#), Urban Institute, April 2023.

¹⁶ [Meeting the Washington Region's Future Housing Needs](#), Urban Institute, September 2019.

Actions to Increase Access to Rental Housing – Create an interdepartmental landlord outreach team including staff from multiple departments to share information, address issues, and improve opportunities for higher barrier households). Recommendations will be implemented by the Housing Policy Team in FY 2024.

ISSUES: There are no issues associated with this Information Item.

FISCAL IMPACT: There is no fiscal impact associated with the delivery of the quarterly report. Individual key actions may have fiscal impacts which are provided in detail when they are presented to the Board for consideration. Some elements of the UHNSP, particularly those associated with Objective 3 (Viable Funding Options), have fiscal impacts that are described in greater detail within the UHNSP.

ATTACHMENTS:






1. Updated UHNSP Short-Term Implementation Matrix Update 09-20-2023
2. UHNSP FY 2023 Summary of Significant Actions

UHNSP SHORT-TERM IMPLEMENTATION MATRIX UPDATE










Key to Status Ratings

				
Completed	On-Target	Behind Plan	Major Obstacle	Requires Board Action





Items shown in red text are Year 2 Key Actions.






Objective 1: Establish a coordinated, collaborative, and integrated housing network.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
Strategy 1.1: Identify the service and program gaps within the housing continuum and support households in improving housing stability and affordability.					
Key Actions	A. Create a housing journey map with consumers, service providers, and County agencies to create a framework for program process and revision.	9 to 12 months	Consultant/DHCD		Funding in place for consultant; these funds are from FY 2021 fund balance and have been carried over.
	C. Review current program application materials to streamline the application process and requirements.	9 to 12 months	Consultant/DHCD		Funding in place for consultant; these funds are from FY 2021 fund balance and have been carried over.
	D. Develop service delivery partnerships with Permanent Supportive Housing providers and increase funding for supportive services.	9 to 12 months	Consultant/DHCD		DHCD is working with DFS and MHSADS on leading an effort to collaborate on approaches to further PSH activities.
	F. Initiate a community awareness campaign to raise awareness of County housing programs and initiatives.	On-going	DHCD		Loudoun hosted the Northern Virginia Housing Expo on April 1, 2023. In-person outreach events have continued including a Homeless Resource Fair sponsored by Leadership Loudoun (4/29) and Latino Festival, sponsored by the Department of Parks, Recreation, and Community Services (5/7).
Strategy 1.2: Cultivate partnerships and build relationships					
Key Actions	A. Convene regular meetings, outreach events, and establish continuous conversations with the business community, landlords, non-profits, affordable housing developers, state and local agencies, County departments and staff, renters, and black, indigenous and people of color to discuss ideas, issues, processes, and opportunities for collaboration.	On-going	DHCD		Extensive outreach efforts have continued with community groups, coalitions and other interest groups. During 4 th quarter 2023, DHCD staff participated in meetings of 4 coalitions and provided 5 community presentations.

UHNSP SHORT-TERM IMPLEMENTATION MATRIX






Objective 1: Establish a coordinated, collaborative, and integrated housing network.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
	B. Partner with workforce development agencies to provide housing information to individual employers.	On-going (Year 2)	DHCD		Progress expected during FY 2024. DHCD will participate in the Loudoun Workforce Resource Center's Employment Resource Expo on September 20, 2023.
	C. Partner with the County's incorporated towns to share housing data, assist with analysis and collaboratively develop their housing strategies.	24 to 36 months	Consultant/ DHCD		Progress expected during FY 2024.
	E. Proactively engage with local philanthropy and faith communities to support housing initiatives, facilitate training and education, and access underserved communities.	On-going (Year 2)	DHCD		Progress expected during FY 2024.
	G. Connect developers and lenders to leverage County funds tied to projects.	On-going	DHCD		DHCD staff has conducted informational briefings on the County's numerous housing finance programs including the Affordable Multi-Family Housing Loan Program and Rental Housing Acquisition and Preservation Program (RHAP).
Strategy 1.3: Develop an affordable housing delivery system within County government.					
Key Actions	A. Complete an organization-wide systems map to define the County's housing network—the positions, process, infrastructure, data, funding, and policy in an integrated, enterprise view using a tool to identify opportunities, efficiencies, and impediments.	9 to 12 months	Consultant/ DHCD		Funding in place for consultant; these funds are from FY 2021 fund balance and have been carried over.
	B. Develop a coordinated, interdepartmental budget and funding plan for UHNSP implementation.	6 months	DHCD		Coordinated funding in place for UHNSP-related positions in DHCD, Planning and Zoning, Building and Development, and County Attorney's office.
	C. Create a singular interdepartmental housing coordinator as a new FTE position.	9 months	DHCD		Housing Policy Administrator expected to be hired by end of 1 st quarter FY 2024.
	D. Establish an interdepartmental housing matrix team to collaborate on the use of public land, establish internal coordination processes, review specific land development applications, identify housing opportunities, and funding.	6 months	DHCD		These efforts will be led by the Housing Policy Team, headed by the Housing Policy Administrator.
Strategy 1.4 Evaluate, review, and update UHNSP initiatives to maintain relevance and usability.					
Key Action	B. Review UHNSP implementation and monitor achievements quarterly.	Every 4 months & On-going	DHCD		Ongoing quarterly updates provided to TLUC.

UHNSP SHORT-TERM IMPLEMENTATION MATRIX







Objective 1: Establish a coordinated, collaborative, and integrated housing network.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
	C. Produce and distribute an annual affordable housing progress report.	12 months	DHCD		Annual report on progress presented to TLUC in July 2022 and September 2023.
	E. Maintain community and stakeholder awareness of housing initiatives and issues.	On-going	DHCD		Outreach activities are described under item 1.2 above.
	F. Initiate additional research and studies of unmet housing needs and regularly report findings and develop recommendations for Board consideration. Potential topics for study include manufactured housing, co-location of housing, and underutilized residential land.	6 to 12 months per study (Year 2)	DHCD		Housing Policy Administrator expected to be hired by end of 1 st quarter FY 2024. These efforts will be led by the Housing Policy Team.
	G. Maintain inventory of existing housing units to include age, quality, affordability, water/sewer issues, and other factors.	On-going	DHCD		Baseline data developed for UHNSP include extensive maps and databases. Housing Analyst will continue to maintain inventory.

Objective 2: Secure land resources needed to address unmet housing needs.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
Strategy 2.1 Use public land and facilities for housing.					
Key Actions	A. Maintain a centralized inventory of publicly owned land and facilities and work with appropriate County agencies to collect this information.	On-going	DHCD		Mapping resource available online via Loudoun GIS here . The data shown were updated in March 2023. Housing Analyst will continue to maintain inventory.
	B. Establish a policy requiring surplus or underutilized land/buildings to first be considered for affordable or mixed income housing before disposition.	3 months	DHCD		DHCD commenced regular meetings with DTIC on 7/17/23 to ensure that housing is an option when processing unsolicited proposals from developers.
	C. Establish specific criteria to determine when public land will be made available for use for affordable housing development.	6 months	DHCD		See item 2.1.B above.
	D. Evaluate available parcels based on standard criteria such as barriers to development, zoning, scale of housing that can be supported, property value, locational attributes and access to employment centers and transit.	9 to 12 months	DHCD		See item 2.1.B above.
	E. Establish priorities for income levels to be served.	6 months	DHCD		See item 2.1.B above.



UHNSP SHORT-TERM IMPLEMENTATION MATRIX





Objective 2: Secure land resources needed to address unmet housing needs.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
	F. Establish an interdepartmental coordination team to review potential sites and make recommendations. (The team will review sites and determine which sites to recommend for sale or donation for affordable housing. This senior level staff review team, at the direction of the County Administrator, could include County Administration; Finance and Budget; Housing; Building and Development; General Services; Planning and Zoning; Parks, Recreation and Community Services; Libraries; Mapping; and Transportation and Capital Infrastructure).	3 months	DHCD		Housing Policy Administrator expected to be hired by end of 1 st quarter FY 2024. These efforts will be led by the Housing Policy Team.
	G. Streamline approval process for projects developed on publicly owned land.	12 months (Year 2)	B&D		Affordable Housing Ombudsman position within B&D will continue to lead this effort.
	I. Develop a public process for considering proposals for use of public land to include: <ul style="list-style-type: none"> a. Application format and required application materials. b. Criteria for deciding between competing proposals and to consider alternative uses. c. Interdepartmental review team lead by Housing. 	12 months	DHCD		See Item 2.1.B above.
Strategy 2.2: Establish a land bank.					
Key Actions	C. Evaluate the purchase of underutilized commercial space for housing (such as vacant office buildings or shopping centers).	12 months	DHCD		Community Development Project Manager has researched best practices of neighboring jurisdictions and attended seminars on the conversion of office building / shopping centers to residential uses.
Strategy 2.3: Establish/partner with a community land trust (CLT).					
Key Actions	A. Acquire information, consultant services, and learn from Virginia examples to determine how to establish and structure the land bank.	3 months (Year 2)	DHCD		The Virginia Statewide Community Land Trust was incorporated in 2021 and Loudoun County Habitat for Humanity is one of the founding partners. The first home was placed in the VSCLT in summer 2022 by Loudoun Habitat. See here for details.

UHNSP SHORT-TERM IMPLEMENTATION MATRIX









Objective 2: Secure land resources needed to address unmet housing needs.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
	B. Approach community institutions, foundations, non-profits, and banks to determine interest/support.	6 months (Year 2)	DHCD		Additional research and progress expected in FY 2024. This effort will be led by the Housing Policy Team and the Housing Finance and Development Team.
	D. Identify beneficiaries and delineate service area.	3 months (Year 2)	DHCD		Progress expected during FY 2024.
Strategy 2.4: Consider the use of road abandonment and associated right of way conveyance requests to address unmet housing needs.					
Key Actions	D. Pursue the donation of land for affordable housing purposes.	On-going	Planning and Zoning		At the June 8, 2023, Planning Commission Work Session, the Commission recommended to the Board of Supervisors that a Zoning Ordinance Amendment (ZOAM) addressing land in lieu of affordable dwelling units (ADUs) be included in a future Department of Planning and Zoning (DPZ) Work Plan after adoption of the new Zoning Ordinance.
Strategy 2.5: Enact other policies to support affordable housing as a valuable public use.					
Key Actions	A. As part of the Zoning Ordinance Rewrite, broaden the Zoning Ordinance definition of public use for future applications to include uses deemed essential for public purposes such as housing at affordable prices for the workforce to enable more land to be available for affordable housing and to address the public need for diverse housing options where deemed appropriate.	6 months	Planning and Zoning		Draft Zoning Ordinance (ZO) Chapter 13, Definitions broadens the definition of “Public Use” to include uses deemed essential for public purposes such as affordable housing.
	B. Adopt a policy that requires public agencies to identify surplus or underutilized public land or buildings to the internal public land team to consider affordable housing uses in conformance with the 2019 General Plan.	3 months	DHCD		Progress expected during FY 2024.
	C. Obtain land through proffer negotiations and specifically state that land dedicated to the County for a public use may also be used for affordable housing or co-location of affordable housing on public use sites where appropriate.	On-going	Planning and Zoning		All DHCD legislative application referrals include language that attainable housing can be provided through the provision of donated land.

UHNSP SHORT-TERM IMPLEMENTATION MATRIX







Objective 2: Secure land resources needed to address unmet housing needs.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
					Provision of unmet housing needs units (UHNUs) is a consistent part of proffer negotiations.
	D. Seek land dedications for affordable housing when reviewing rezoning proposals within the parameters allowed under Virginia State Code and the Zoning Ordinance.	On-going	Planning and Zoning		All DHCD legislative application referrals include language that attainable housing can be provided through the provision of donated land. Provision of UHNUs is a consistent part of proffer negotiations.
	E. Include Housing when changes to capital facilities impact fees are considered by the Fiscal Impact Committee.	On-going	Finance and Budget		Preliminary discussion held with FIC on October 24, 2022, regarding a differential Capital Intensity Factor (CIF) by size of housing unit. The intent of the discussions with FIC is to explore whether a reduced CIF for smaller units or other options would incentivize, or at least mitigate potentially disincentivizing development of smaller, more affordable units. Additional discussions are anticipated in FY 2024.

Objective 3: Obtain viable funding sources.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
Strategy 3.1: Access the Belmont Ridge Affordable Housing Trust.					
Key Actions	A. Move to dissolve the Belmont Ridge Affordable Housing Trust by 2021.	6 months	County Attorney	 *	Trust has been dissolved effective October 6, 2022.
	B. Develop parameters and program materials for use of funding.	6 months	DHCD		Staff is currently drafting program design for a downpayment program that would assist households earning up to 100% AMI using funding from the Belmont Ridge Affordable Housing Trust.
	C. Outsource and/or build capacity for program implementation.	9 months	DHCD		Staff is currently drafting program design for a downpayment program that would assist households earning up to 100% AMI using funding from the Belmont Ridge Affordable Housing Trust.
Strategy 3.2: Evaluate/allocate housing cash proffers.					
Key Action	A. Review each proffer commitment to determine how it can be used.	9 months	Planning and Zoning		Formal proffer determination requests have been submitted to DPZ and will continue to be reviewed on a case by case basis.








UHNSP SHORT-TERM IMPLEMENTATION MATRIX

Objective 3: Obtain viable funding sources.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
	B. Appropriate, through Board action, the proffered funds from the rezoning project to the housing program.	9 months	Planning and Zoning		In the spring of 2023, DPZ processed proffer determinations for the Office of Management and Budget identifying approximately \$3.8 million in cash proffer contributions to be transferred into the Housing Fund to make available for use in future affordable housing projects.
Strategy 3.3: Update unmet housing needs cash proffer formula.					
Key Actions	A. Review/revise the cash contribution formula.	6 months	Planning and Zoning		DHCD staff have reviewed the Unmet Housing Needs Cash Contribution formula and are using updated figures for attainable housing referral comments. Additional progress expected during FY 2024.
	B. Adopt a policy guiding cash contributions.	6 months	Planning and Zoning		Additional coordination between DPZ and DHCD is needed and expected during FY 2024.
Strategy 3.9: Dedicate general funds to housing programs and services, including (but not limited to) the Housing Trust to support more and larger loans.					
Key Actions	A. Incorporate the Unmet Housing Needs Strategic Plan into the annual budget process for prioritization with other County needs and available resources.	On-going	DHCD		UHNSP needs have been incorporated as a key component of the annual budget preparation process across County departments.
	B. Engage the Board of Supervisors in discussions about potential dedication of annual revenues during the budget process or as part of the annual fund balance process.	On-going	Finance and Budget		The Board has dedicated an equivalent to one half penny of the real property tax rate to affordable housing.
	C. Identify optimal funding level to provide adequate support to the Multi-Family Affordable Housing Loan Program	9 months	DHCD		Housing Finance and Development Administrator will lead this effort.
	D. Discuss the dedication of cigarette tax revenues to affordable housing programs as part of the adoption of the new tax.	6 months (Year 2)	DHCD		Cigarette tax revenues were used to fund housing initiatives in FY 2023.
Strategy 3.10: Establish a community fund.					
	C. Learn from other jurisdictions that have been able to create a community fund (e.g., Charlotte, NC and Atlanta, GA).	6 months (Year 2)	DHCD		Housing Policy Administrator expected to be hired by end of 1 st quarter FY 2024. These efforts will be led by the Housing Policy Team.





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Objective 4: Provide incentives, establish priorities, and increase access to affordable housing.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
Strategy 4.1: Evaluate and improve existing programs.					
Key Actions	A. Examine the land development approval process and consider methods for expediting applications that support affordable housing when those applications meet certain criteria.	9 to 12 months	B&D		Affordable Housing Ombudsman position within B&D will continue to lead this effort.
	B. Evaluate the potential of offsetting land development and permitting fees for certain affordable housing projects.	9 to 12 months	B&D		At their September 14, 2022 public hearing, the Board of Supervisors approved (9-0) a New Chapter of the Codified Ordinance of Loudoun County, Affordable Housing Land Development Application and Development Permit Fee Waiver Program. The program was effective September 14, 2022 and was fully implemented on July 1, 2023.
	C. Extend the ADU covenant affordability control period beyond 15 years to retain affordable housing stock.	12 months (Year 2)	County Attorney (Board Action)		Currently looking into options as part of the County's 2024 state legislative program.
	D. Require formal project kick-off meetings for affordable housing projects in the land development process.	6 months	B&D		A mandatory Pre-submission Meeting (PSUB), for those projects with affordable housing components, is now required on behalf of the Department of Building and Development. The on-line submission forms associated with a PSUB have been updated to reflect a checkbox for affordable housing projects so that appropriate staff from Building and Development and DHCD may attend. The Affordable Housing Ombudsman position within B&D will continue to lead this effort.
	E. Create a regular educational program for affordable developers new to the County to familiarize them with the development and permitting review process and staff to include a webpage with information regarding key departments, key contacts, and process outline.	6 to 9 months (Year 2)	B&D		Affordable Housing Ombudsman within B&D and Housing Finance Project Manager within DHCD are working together to develop a webpage and other educational materials for developers.
	F. Develop and adopt a policy to reduce parking requirements for 100 percent affordable housing developments.	9 to 12 months	Planning and Zoning		Draft ZO Section 7.06.02, Parking Ratios includes reduced parking ratios for attainable housing provided in accordance with Chapter 9, Attainable Housing. The reduced ratios are based on area median income (AMI). The Board is anticipated to consider Chapter 7, Development Standards at their

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Objective 4: Provide incentives, establish priorities, and increase access to affordable housing.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
					October 12, 2023, Committee of the Whole Work Session.
Strategy 4.2: Evaluate new programs and incentives that support preservation of affordable housing.					
	B. Promote and expand access to the use of 4 percent LIHTC, including the potential to prioritize funding for 4 percent LIHTC loans for acquisition and rehabilitation of market affordable units.	6 to 9 months (Year 2)	DHCD		Applications through the Affordable Multifamily Housing Loan Program is available off-cycle for 4% projects.
	C. Maintain/enhance the inventory of market affordable rental units to consider for acquisition/preservation. Include information about subsidies; rent restrictions; when the subsidies expire; location; quality; and management capability.	On-going	DHCD		DHCD maintains an inventory of multifamily housing in the County. Board approved the County's Rental Housing Acquisition and Preservation Program (RHAP) to assist with the acquisition and preservation of existing rental units.
Strategy 4.3: Improve housing stability and access to homeownership and rental housing.					
Key Actions to Increase Access to Homeownership	A. Evaluate and develop recommendations for new programs and services that support homeownership.	9 to 12 months	DHCD		Staff is currently drafting program design for a downpayment program that would assist households earning up to 100% AMI using funding from the Belmont Ridge Affordable Housing Trust. HOME funds awarded to the County starting FY 2024.
	D. Expand the down payment programs for households with incomes up to 100 percent AMI.	6 months (Year 2)	DHCD		Staff is currently drafting program design for a downpayment program that would assist households earning up to 100% AMI using funding from the Belmont Ridge Affordable Housing Trust.
	E. Facilitate the use of federal and Virginia Housing mortgage and other programs.	6 months	DHCD		\$6.4 million allocated in low-interest SPARC mortgage money from Virginia Housing for FY 2024.
	F. Partner with financial planning and credit counseling programs to offer programs to homeowners to improve financial literacy.	6 to 9 months	DHCD		ARPA funding will be used to support financial education and counseling. Funds expected to be available by 2 nd quarter FY 2024.
	G. Explore options for establishing public sector employee incentives in addition to the Public Employee Grant program.	9 to 12 months	DHCD		Progress expected during FY 2024.

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Objective 4: Provide incentives, establish priorities, and increase access to affordable housing.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
Key Actions to Increase Access to rental Housing	A. Create an interdepartmental landlord outreach team including staff from multiple departments to share information, address issues, and improve opportunities for higher barrier households.	6 to 9 months (Year 2)	DHCD		Fair Housing Coordinator addresses many of the issues regarding barriers mentioned in this key action.
	B. Regularly meet with renters, renter advocates, and landlords to devise a local rental housing protocol to address issues such as rent increase notices, tenancy termination, and installment payments for deposits and fees.	On-going	DHCD		Fair Housing Coordinator addresses many of the issues regarding barriers mentioned in this key action.
	D. Pursue federal and state rent subsidy vouchers.	On-going	DHCD		10 additional slots provided by the Virginia Department of Behavioral Health and Developmental Services to continue the County's participation in the State Rental Assistance Program (SRAP) which provides individuals with a developmental disability the ability to live independently.
	G. Partner with financial planning and credit counseling programs to offer programs to renters to improve financial literacy.	6 to 9 months	DHCD		ARPA funding will be used to support financial education and counseling. Funds expected to be available by 2 nd quarter FY 2024.

Objective 5: Implement policy changes to support affordable housing production and preservation.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
Strategy 5.1: Commit to no net loss of affordable rental units.					
Key Actions	A. Maintain the inventory of the County's stock of affordable housing.	On-going	DHCD		DHCD staff monitor data on the County's stock of apartment buildings as a whole as well as the affordable units in programs such as LIHTC and County ADUs.
	B. Evaluate policies, approaches, and methodologies to preserve market affordable housing.	9 to 12 months (Year 2)	DHCD (Consultant)		Board approved the County's Rental Housing Acquisition and Preservation Program (RHAP) to assist with the acquisition and preservation of existing rental units. Progress to continue in FY 2023.
	C. Develop a no net loss policy for the Board's consideration.	6 months	DHCD	 *	Progress expected during FY 2024.
Strategy 5.2: Adopt clarifying policy for mixed-income housing in the transition and suburban compact neighborhoods land use designation.					

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Objective 5: Implement policy changes to support affordable housing production and preservation.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
Key Actions	A. Adopt a policy interpretation in the review of land development applications.	6 months	Planning and Zoning	 *	<p>TLUC recommendations for revising criteria for Suburban Compact Neighborhood place types have been considered by the Board which directed a work plan for a future CPAM to consider amending current land use policy.</p> <p>On September 20, 2022, the Board of Supervisors voted to maintain the current DPZ work plan, which includes this CPAM. Several projects rank ahead of this CPAM, however, DPZ incorporates the TLUC recommendations when evaluating land development proposals during the interim.</p> <p>Progress expected during FY 2024.</p>
Strategy 5.3: Remove regulatory barriers to affordability in the zoning ordinance and consider barriers during the zoning ordinance rewrite project.					
Key Actions	A. Review Zoning Ordinance regulations with the intent of removing barriers to and increasing affordability.	6 months	Planning and Zoning	 *	Draft ZO is written with the intent of removing regulatory barriers to affordability. In March 2023, the Board directed staff to amend the Multifamily ADU Exemption by increasing the minimum number of stories for multifamily attached buildings that are exempt from the ADU Program from four or more stories with an elevator to eight or more stories with an elevator, and further directed staff to proceed with incorporating these revisions into the ZO.
Key Actions	B. Adopt a Resolution of Intent to Amend the Zoning Ordinance with a stated purpose of removing barriers to and increasing affordable housing.	6 months	Planning and Zoning	 *	The overarching ZO Rewrite ROIA was endorsed by the Board in November 2021. It included language to align the ZO with the 2019 GP, which supports removing barriers to affordable housing construction.
Key Actions	C. Ensure housing affordability is incorporated into all aspects of the Zoning Ordinance Rewrite process.	6 months	Planning and Zoning	 *	In addition to revisions to the ADU Program in Draft ZO Chapter 9, Attainable Housing, the Draft ZO holistically incorporates housing attainability through regulations such as reduced residential lot and accessory dwelling dimensional standards, allowing adaptive reuse of historic structures for affordable housing, and reduced parking ratios for

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Objective 5: Implement policy changes to support affordable housing production and preservation.		Anticipated Timeframe	Primary Department	Status	Progress Update September 2023
					attainable housing affordable to households with incomes from zero to 100 percent of AMI.
Strategy 5.4: Support affordable housing located near transit centers and in the urban policy area.					
Key Actions	A. Use density bonuses as an incentive to attract affordable housing.	6 months	Planning and Zoning	 *	Draft ZO Chapter 9, Attainable Housing includes an optional density bonus for projects that provide specified minimum percentages of ADUs.
	B. Use other incentives to attract affordable housing in the UPA such as building height increases, setback reductions, lot coverage increases, technical study waivers, buffer modifications, and parking reductions.	6 months	Planning and Zoning	 *	Draft ZO Chapter 2, Zoning Districts and Draft Chapter 7, Procedures include language supporting these types of incentives and modifications.
	C. Adopt a specific policy that identifies the value of and desire for affordable housing to be in transit centers and the UPA.	6 months	DHCD	 *	Progress expected during FY 2024.
	E. Prioritize funds for new rental units in communities that connect with transit, jobs, and services.	6 months	DHCD	 *	Both the Affordable Multifamily Housing Loan Program and the Rental Housing Acquisition and Preservation Loan Program include scoring criteria that award the highest points for well-located affordable rental housing. TLUC has endorsed future Comprehensive Plan Amendments related to suburban Compact Neighborhoods and Transition Compact Neighborhoods that would further this objective.

Unmet Housing Needs Strategic Plan Implementation

Fiscal Year 2023 Summary of Significant Actions

1. September 14, 2022: Board adopted (9-0) a new chapter of the Codified Ordinances of Loudoun County to create an Affordable Housing Land Development Application and Development Permit Fee Waiver Program. This incentive is helpful in reducing development costs for both affordable homeownership and rental developments, thereby helping to reduce housing costs of these projects to the consumer. Creating this program added another way for the County to financially support affordable housing development, reduce total development costs up front, and benefit affordable homeownership and rental developments. (UHNSP Strategy 4.1.B: Evaluate and improve existing programs: Evaluate the potential of offsetting land development and permitting fees for certain affordable housing projects.)
2. September 20, 2022: Board approved (8-0-1: Letourneau absent for the vote) the 2022-2023 list of certified developers for the Rental Housing Acquisition and Preservation (RHAP) Loan Program. In January 2022, the Board approved the RHAP Loan Program, which assists multifamily affordable housing developers in acquiring existing affordable rental units in the County to preserve and extend rental affordability. (UHNSP Strategy 4.2.A: Evaluate and develop recommendations for new programs and services that support and preserve affordable rental units including the establishment of a rental unit acquisition and preservation loan program.) On June 1, 2022, the Department of Housing and Community Development (DHCD) issued a Pre-Qualification Opportunity Notice to create a pool of certified developers for calendar year 2022-2023. The purpose of the pre-qualification was to streamline the application process for RHAP funding. Because these developers would be known to the County and have provided organizational materials for consideration in advance, staff's review would focus on the project being proposed for funding, and in turn helping to expedite the review.
3. November 15, 2022: Board adopted (9-0) the Proposed 2023 Legislative Program to include the following housing-related legislative initiatives: Enforcement of Virginia Residential Landlord and Tenant Act by Localities; Rent Stabilization and Rent Increase Notification; Right to Counsel for Households Facing Eviction; and Statewide Eviction Prevention Program. (UHNSP Strategy 1.1: Identify the service and program gaps within the housing continuum and support households in improving housing stability and affordability.)
4. November 16, 2022: TLUC received an information item related to the "Zoning Ordinance Rewrite Project – Multifamily Affordable Dwelling Unit (ADU) Exemption Removal Analysis Update." At the April 2022 TLUC meeting, staff determined that additional inputs should be added to the economic feasibility model to ensure the analysis findings were robust and accurate. This update included documentation that the economic feasibility analysis continued to show that removing the ADU exemption for multifamily attached developments with 4 to 7 stories and served by a common elevator is financially

feasible at both the 6.25 percent and 10 percent ADU levels. Currently, the Revised 1993 Zoning Ordinance requires a minimum of 6.25 percent of the total number of dwelling units approved for a multifamily attached building must be ADUs. A 10 percent ADU requirement for multifamily attached buildings is currently proposed in the draft Zoning Ordinance. Staff was tasked with reaching out to representatives from the building industry for feedback and an update was to be provided at the February TLUC meeting as part of the “Zoning Ordinance Rewrite Project– Multifamily Affordable Dwelling Unit Exemption Removal Analysis Update”. (UHNSP Strategy 5.3: Remove regulatory barriers to affordability in the Zoning Ordinance and consider barriers during the Zoning Ordinance Rewrite Project.)

5. December 6, 2022: Board approved (8-0-1: Buffington absent for the vote) the proposed Real Estate Purchase and Sales Contract with NRP Properties LLC, for the purpose of constructing a 450-unit mixed-income (25 percent of the units would be income-restricted), multi-family rental building, and related amenities at the former Ashburn North Park and Ride lot. (UHNSP Strategy 2.1: Use public land and facilities for housing.)
6. January 17, 2023: Board adopted (7-0-2: Letourneau and Saines absent) the proposed Calendar Year (CY) 2023 Payment Standards for Loudoun County’s Housing Choice Voucher Program. Payment standards are used to calculate the housing assistance payment that the County pays to the owner on behalf of the family leasing the unit. The payment standard was increased to 110 percent of the fair market rent for most zip codes throughout the County. The increase will facilitate housing stability allowing renters with vouchers to address higher housing costs throughout the County. (UHNSP Strategy 4.3: Improve housing stability and increase access to homeownership and rental housing.)
7. January 17, 2023: Board adopted (7-0-2: Letourneau and Saines absent) the proposed CY 2023 utility allowances for Loudoun County’s Housing Choice Voucher Program. The utility allowance is intended to enable participating families to pay typical costs for utilities and services paid by energy-conserving households occupying units of similar size and type in the same locality. (UHNSP Strategy 4.3: Improve housing stability and increase access to homeownership and rental housing.)
8. January 17, 2023: Board adopted (7-0-2: Letourneau and Saines absent) the proposed activities and funding allocations for the “Preservation of Affordable Housing and Displacement Services.” This \$12 million allocation in American Rescue Plan Act funding will be used for displacement services, rental assistance, housing preservation of households with eviction filings, and a Department of Housing and Community Development (DHCD) housing management system. (UHNSP Strategy 4.2: Evaluate new programs and incentives that support preservation of affordable housing. UHNSP Strategy 4.3: Improve housing stability and increase access to homeownership and rental housing.)
9. February 21, 2023: Board approved (7-0-2: Buffington and Randall absent) the loan application for Avonlea Senior Apartments for a loan amount not to exceed \$6,012,311 from the County’s Affordable Multi-Family Housing Loan Program.” The application will have a 75-year affordability period with 130 newly constructed rental units. The apartments

will include the following unit mix and rents: 7 units (5 percent of the total) for households with incomes at 30 percent AMI, 34 units (26 percent of the total) for households with incomes at 50 percent AMI, and 89 units (69 percent of the total) for households with incomes at 60 percent AMI. The development will provide 109 (84 percent of the total) one-bedroom units, and 21 (16 percent of the total) two-bedroom units. (UHNSP Strategy 4.3: Improve housing stability and increase access to homeownership and rental housing.)

10. March 21, 2023: Board directed staff (7-0-2: Letourneau and Saines absent) to amend the Multifamily Affordable Dwelling Unit Exemption found in Section 7-102(A) in the Revised 1993 Loudoun County Zoning Ordinance by increasing the minimum number of stories for multifamily attached buildings that are exempt from the Affordable Dwelling Unit Program from four or more stories with an elevator to eight or more stories with an elevator, and further directed staff to proceed with incorporating these revisions into the Zoning Ordinance Rewrite project. (UHNSP Strategy 5.3: Remove regulatory barriers to affordability in the Zoning Ordinance and consider barriers during the Zoning Ordinance Rewrite Project.)
11. March 21, 2023: Board authorized the County (7-0-2: Letourneau and Saines absent) to become a Participating Jurisdiction in the HOME Investment Partnerships Grant Program and made an appropriation of County resources in the amount of \$234,368 to satisfy the required 25 percent local match to secure HOME funds in the amount of \$515,632 for FY 2024. This is the first time that the County is eligible to receive this source of federal funding. (UHNSP Strategy 3.8: Secure HOME funding.)
12. March 29, 2023: Staff from DHCD, in conjunction with staff from the U.S. Department of Housing and Urban Development, held a Housing Choice Voucher Landlord Workshop which informed current and prospective landlords and property managers of the terms of the Housing Choice Voucher Program, the benefits to participating in the program, and opened an opportunity to have questions answered by County and Federal staff. Approximately 27 landlords were in attendance. (UHNSP Strategy 1.2: Cultivate partnerships and build relationships. UHNSP Strategy 4.3: Improve housing stability and increase access to homeownership and rental housing.)
13. April 1, 2023: the Northern Virginia Housing Expo was held at Dominion High School in Sterling. The Expo is a cooperative effort of Virginia Housing; counties of Prince William, Fairfax, Arlington, and Loudoun; cities of Alexandria, Falls Church, and Manassas Park; the Northern Virginia Association of Realtors®; the Metropolitan Washington Council of Governments (MWCOC); and the U.S. Department of Housing & Urban Development's (HUD) DC Regional Office. 427 people attended the event, including 320 participants and 107 exhibitors, workshop presenters, and volunteers. In addition to an exhibit hall, 12 free workshops were offered, and 18 households received free financial counseling. (UHNSP Strategy 1.1: Identify the service and program gaps within the housing continuum and support households in improving housing stability and affordability; UHNSP Strategy 1.2: Strategy 1.2: Cultivate partnerships and build relationships.)

14. On May 10, 2023, the Board approved (8-0-1: Turner absent) the Community Development Block Grant (CDBG) 2023-2024 Annual Action Plan, approving funds for community service and capital projects benefitting low- and moderate-income persons. (UHNSP Strategy 4.3: Improve housing stability and access to homeownership and rental housing.)
15. June 14, 2023: Board adopted (7-0-2: Randall and Letourneau absent) the Regional Fair Housing Plan, a cooperative effort with seven other jurisdictions led by the Metropolitan Washington Council of Governments (MWCOG). The plan fulfills HUD requirements and aims to increase collaboration, innovation, and effectiveness of strategies to further fair housing throughout the region. (UHNSP Strategy 1.1: Identify the service and program gaps within the housing continuum and support households in improving housing stability and affordability; UHNSP Strategy 1.2: Cultivate partnerships and build relationships.)
16. June 20, 2023: Board adopted (7-0-2: Buffinton and Saines absent) a Proclamation recognizing June 2023 as Homeownership Month. During the month of June, DHCD also hosted four webinars for the general public on the following topics: Overview of Loudoun County homebuyer programs; Overview of Loudoun County home improvement programs; Fire Safety and Home Escape Plans (in partnership with Loudoun County Fire Marshal's Office); and Virginia Mortgage Relief Program (in partnership with Virginia Housing). (UHNSP Strategy 1.1: Identify the service and program gaps within the housing continuum and support households in improving housing stability and affordability; UHNSP Strategy 1.4.E.: Maintain community and stakeholder awareness of housing initiatives and issues.)