



Supervisor

Caleb A. Kershner

Catoctin District



Loudoun County
VIRGINIA



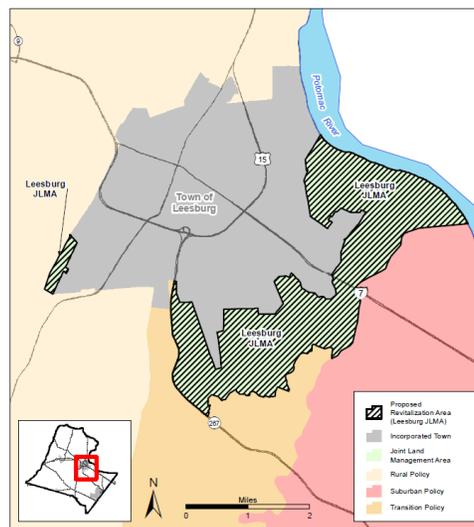
Low Income Housing Tax Credit Proposed for the JLMA

Dear Catoctin Residents,

At our February 4 business meeting, the Board of Supervisors will be considering a proposal from County staff to support and enhance the financing of affordable housing within the Leesburg Joint Land Management Area (JLMA). Since the Leesburg JLMA lies entirely in the Catoctin District, I wanted to make sure you were aware of this issue.

[Item #5, Resolution Designating Revitalization Area to Empower Financing by the Virginia Housing Development Authority](#), aims to strengthen the financing of affordable rental housing within the Leesburg JLMA. It does this by designating the Leesburg JLMA as a "revitalization area." This term is specifically defined under Virginia law [Virginia Code § 36-55.30:2](#) and refers to an area that lacks the affordable housing to support the workers and businesses within it.

Map of the Current Proposal



Map Number: 2019-402 Map Date: December 2019

*Map provided by the Loudoun County Office of Housing Services.
The green striped area represents the Leesburg JLMA*

Designating the Leesburg JLMA as a revitalization area would give affordable housing applications in that region a strong advantage when they compete for funds from the Virginia Housing Development Authority (VHDA). It would require the VHDA to add 15 points to those applications, giving them a much better chance of qualifying for Low Income Housing Tax Credits (LIHTC) and making those affordable rental projects financially viable.

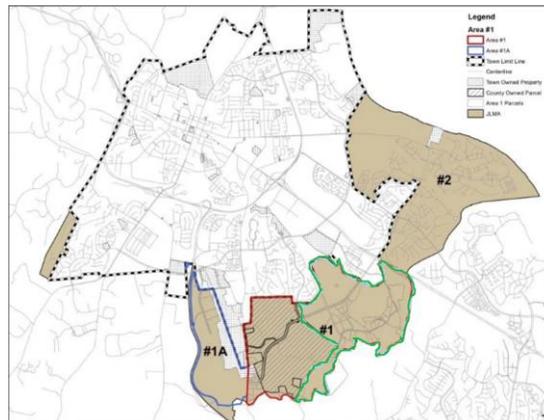
It is important to note that this overlay district applies only to rental units included in an approved land development application.

Read the Full Proposal Here

For those of you who live in the Leesburg JLMA, I wanted to make you aware of the issue, and to let you know that I will be supporting Supervisor Kristen Umstatttd's amended proposal, which would designate only one limited part (Section #1 - Outlined in Green) of the Leesburg JLMA as a revitalization area, rather than the entire Leesburg JLMA. Section #1 includes the Tuscarora Crossing application located south of Route 7.

Here is a map that Supervisor Umstatttd was kind enough to draft, with the part of the Leesburg JLMA it would affect outlined in green.

Map of the Amended Proposal



Map provided by Leesburg District Supervisor Kristen C. Umstatttd.

We want to hear what you think about this issue. Please feel free to email or call us. And if you're interested in speaking at the Board meeting, [here's how you can sign up](#).

Preview of our February Newsletter

Our February newsletter will include updates on the FY 2021 budget process, improvements to Route 15, traffic calming projects, and more.

What issues you are interested in hearing about? Please email my staff aide, [Jonathan Bales](#), who also serves as the editor-in-chief for our district newsletter.

Sincerely,

Supervisor Caleb Kershner

Board of Supervisors - Catoclin District
Loudoun County, Virginia

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