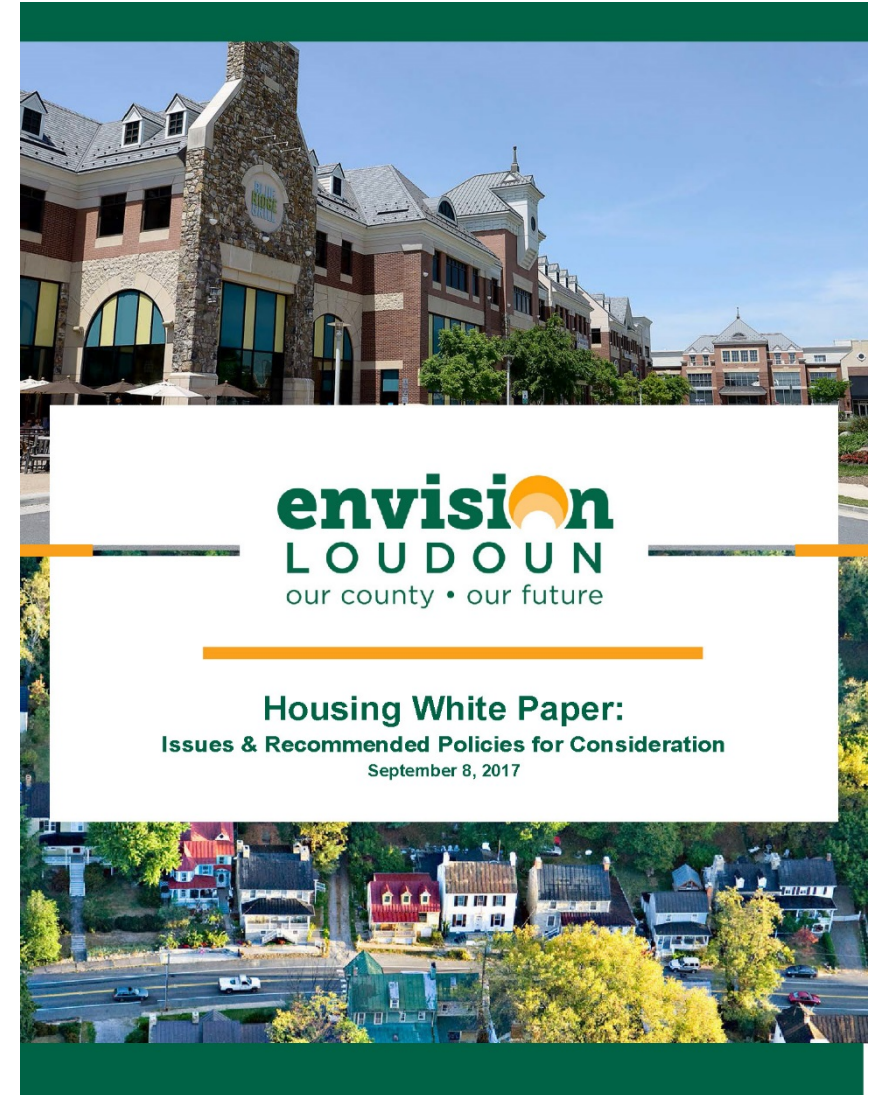


Housing Policy Recommendations

September 25, 2017 | Comprehensive Plan Stakeholders Committee

Housing White Paper

- What We've Heard
- Relevant Regulations and Programs
- Challenges and Opportunities
- Recommended Policies for Consideration
- Appendix



What We've Heard

Concerns About:

- *Disconnect Between Housing Affordability and Wages*
- *Young People/Families Not Being Able to Live/Stay in Loudoun*
- *Lack of Housing Choices Leading to Commuting and Increased Congestion on Area Roadways*
- *Impacts on Schools and Traffic of Additional Multifamily Development*
- *Lack of Desirable and Attainable Housing for the Workforce Needed by Local Businesses*

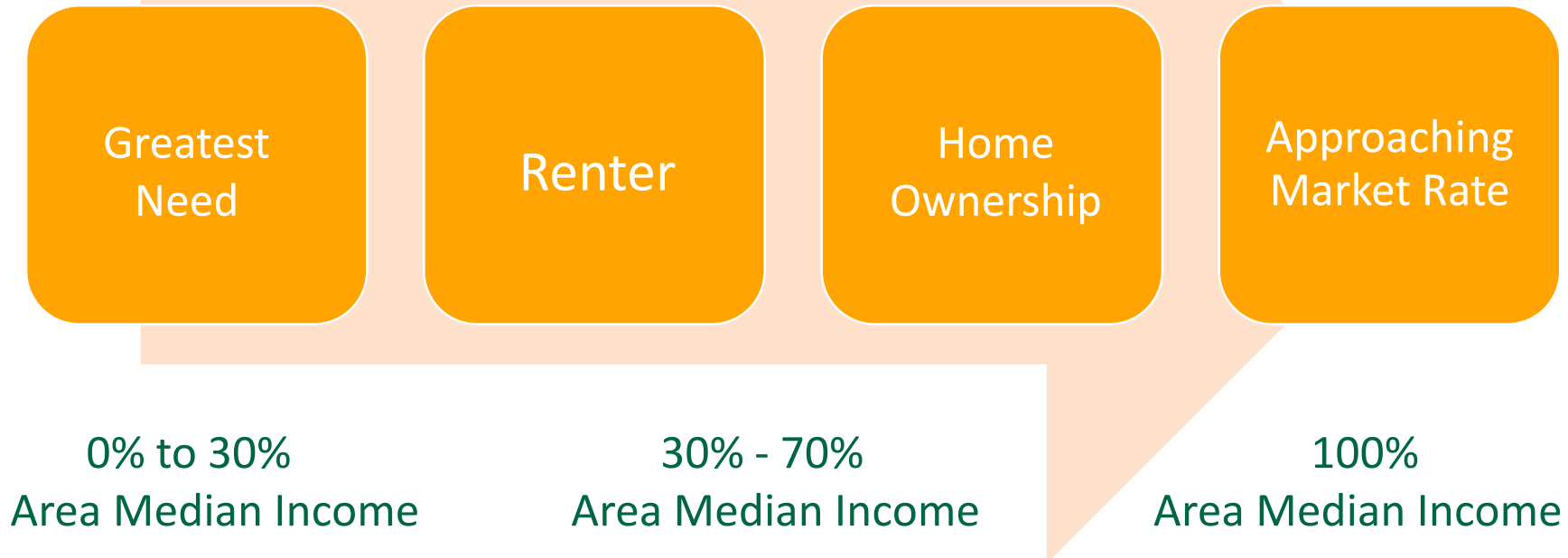
What We've Heard

Support for:

- *Greater Range of Housing Choices*
- *Increased Overall Quantity of Housing to Accommodate Demand*
- *Increased Density Around Transportation Investments*
- *Increased Affordable Housing Options*
 - Especially for Young People/Families, the Workforce & Older Adults
- *Integrate Affordable Housing Into New and Existing Developments*
- *Align the Housing Supply with Workforce/Economic Development Needs*

Current County Policy Approach

Unmet Housing Needs Continuum



Requires different approach/resources at each level. There is no one size fits all.

Housing Affordability

2017 Median Home Sales Price: \$469,500

Purchase Power for 100% of Area Median Income for 2017: \$330,900 (i.e. \$110,300 x 3)

Affordability Gap: \$138,600

Housing Needs Assessment Forecast:
20,210 additional households <100% AMI by 2040

Housing Subcommittee's Policy Discussion

Working Policy Structure:

- *Vision → Goals → Objectives → **Policies** → Strategies/Actions*

Focus on:

- *Correcting needs and deficiencies*
- *Supporting what County is doing well*
- *Creating policies broad enough to plug various types of strategies in to and allow for changing strategies over the life of the Plan*

Policy development is an iterative process:

- *Initial decisions will be evaluated*
- *There is still time to make changes and add details*

Housing Subcommittee's Recommended Policies

1. Provide housing options throughout Loudoun County that can accommodate a variety of lifestyles, households, ages, cultures, market preferences, incomes, and special needs.
2. Encourage housing to be located near existing or planned employment opportunities, schools, communities, utilities, multi-modal transportation options and other amenities.
3. Increase the diversity of housing unit types, sizes, and innovative designs throughout Loudoun County.

Housing Subcommittee's Recommended Policies

4. Support mixed-use development projects that provide a continuum of housing types and prices as well as commercial uses such as retail, entertainment and offices in a walkable environment.
5. Support residential development on infill and redevelopment sites that is designed to acknowledge the surrounding context.
(Note: This may be better located with land use policies.)
6. Increase the quantity of affordable housing units and create a continuum of affordable housing options for all people (workforce levels, ages, incomes and abilities) who want to live and/or work in Loudoun County.

Housing Subcommittee's Recommended Policies

7. Create a dedicated revenue stream for affordable housing programs in the County.
8. Provide a variety of housing types that are attainable and desirable to all levels of the workforce to maintain the County's economic competitiveness.
9. Leverage public and private resources to address housing needs in Loudoun County.
10. Preserve the existing affordable housing stock in Loudoun County.

Housing Subcommittee's Next Steps

Meeting on Thursday, September 28th – 7-9pm in
Purcellville Room

- *Reviewing Revised General Plan Carry-Over Policies*

Likely to schedule additional meetings to discuss
strategies/actions after public meetings in January.

Any Questions or Comments?

envision



LOUDOUN

our county • our future