

Residential Pipeline: Affordable Housing Units Remaining to be Built/Permitted by Fiscal Planning Subarea as of June 30, 2018

County administered affordable housing programs include Affordable Dwelling Units (ADU), Unmet Housing Needs Units (UHNU), and Workforce Housing (WFH). ADU's are regulated by Article 7 of the Zoning Ordinance. The UHNU and WFH units are administered according to a development's approved proffer. This listing includes County administered affordable housing projects that were approved and had affordable housing units remaining to be issued building permits as of July 1, 2018. As of July 1, 2018, there were 1,825 affordable housing units yet to be permitted. Of those 1,825, the majority are located in the eastern planning subareas of Ashburn (725 or 40%) and Sterling (612 or 34%).

Fiscal Planning Subarea/Project Name	Approved Units as of 6/30/2018									Units Built or Permitted as of 6/30/2018				Units Remaining to be Permitted as of 6/30/2018				
	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	305	484	0	0	140	0	0	213	1,146	4	217	200	421	0	88	637	725
Asburn Overlook	0	9	0	0	0	0	0	0	0	9	0	2	0	2	0	7	0	7
Ashburn Village (Regency at Ashburn) ⁽¹⁾	0	16	4	0	0	0	0	0	0	20	0	16	0	16	0	0	4	4
Dulles Parkway Center ⁽²⁾	0	0	10	0	0	0	0	0	5	15	0	0	0	0	0	0	15	15
Kincora Village Center ⁽³⁾	0	0	0	0	0	140	0	0	88	228	0	0	86	86	0	0	142	142
Lansdowne, National Conference Center East	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	10	0	10
Lexington 7	0	13	0	0	0	0	0	0	0	13	0	2	0	2	0	11	0	11
Lim Property	0	10	0	0	0	0	0	0	0	10	0	3	0	3	0	7	0	7
Loudoun Station (Gramercy District)	0	0	31	0	0	0	0	0	0	31	0	0	7	7	0	0	24	24
Loudoun Valley Estates II	0	77	96	0	0	0	0	0	0	173	0	77	65	142	0	0	31	31
Moorefield Station	0	85	315	0	0	0	0	0	0	400	0	53	28	81	0	32	287	319
One Loudoun	4	71	28	0	0	0	0	0	20	123	4	52	14	70	0	19	34	53
Regency at Belmont (Belmont Executive Center)	0	14	0	0	0	0	0	0	100	114	0	12	0	12	0	2	100	102
Dulles	54	420	255	0	0	11	0	0	8	748	15	268	192	475	39	152	82	273
Aldie Estates	2	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	2
Arcola Center	0	70	40	0	0	0	0	0	8	118	0	24	8	32	0	46	40	86
Brambleton (1,3,5 & Town Center) ⁽⁴⁾	0	58	0	0	0	0	0	0	0	58	0	0	0	0	0	58	0	58
Fox Gate	0	0	0	0	0	11	0	0	0	11	0	0	0	0	0	0	11	11
Glascook Field at Stone Ridge	0	19	136	0	0	0	0	0	0	155	0	5	128	133	0	14	8	22
Lambert	2	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	2
Lenah Mill (Westport)	19	0	0	0	0	0	0	0	0	19	4	0	0	4	15	0	0	15
McIntosh Farms	3	0	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	3
Melody Farms (Clarke Assemblage)	2	0	0	0	0	0	0	0	0	2	1	0	0	1	1	0	0	1
Nicholson Farm	2	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	2
Poland Hill ⁽⁵⁾	0	4	14	0	0	0	0	0	0	18	0	0	0	0	0	4	14	18
Stone Ridge ⁽⁶⁾	0	239	65	0	0	0	0	0	0	304	0	239	56	295	0	0	9	9
Westbury Glen	3	0	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0	3
Whitman Property	0	30	0	0	0	0	0	0	0	30	0	0	0	0	0	30	0	30
Willowsford, The Grant	8	0	0	0	0	0	0	0	0	8	2	0	0	2	6	0	0	6
Willowsford, The Grove	13	0	0	0	0	0	0	0	0	13	8	0	0	8	5	0	0	5
Westbury Glen	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, 2018

Fiscal Planning Subarea/Project Name	Approved Units as of 7/1/18									Units Built or Permitted as of 7/1/18				Units Remaining to be Permitted as of 7/1/18				
	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	
Leesburg	17	65	0	0	0	0	0	0	0	82	0	0	0	0	17	65	0	82
Goose Creek Club	0	20	0	0	0	0	0	0	0	20	0	0	0	0	0	20	0	20
Tuscarora Crossing	17	45	0	0	0	0	0	0	0	62	0	0	0	0	17	45	0	62
Potomac	0	5	0	0	0	0	0	0	0	5	0	1	0	1	0	4	0	4
Overlook at Cascades	0	5	0	0	0	0	0	0	0	5	0	1	0	1	0	4	0	4
Rt. 7 West	12	123	0	0	0	0	0	0	0	135	3	0	0	3	9	123	0	132
Brentwood Springs (Creekside At Round Hill)	12	0	0	0	0	0	0	0	0	12	3	0	0	3	9	0	0	9
Mayfair (Autumn Hill)	0	123	0	0	0	0	0	0	0	123	0	0	0	0	0	123	0	123
Sterling	0	0	0	0	0	612	0	0	0	612	0	0	0	0	0	0	612	612
Dulles Town Center ⁽⁷⁾	0	0	0	0	0	148	0	0	0	148	0	0	0	0	0	0	148	148
Hub, The (Dulles World Center) ⁽⁸⁾	0	0	0	0	0	152	0	0	0	152	0	0	0	0	0	0	152	152
Waterside ⁽⁸⁾	0	0	0	0	0	312	0	0	0	312	0	0	0	0	0	0	312	312
Total	87	918	739	0	0	763	0	0	221	2,728	22	486	392	900	65	432	1,331	1,828

(1) Ashburn Village figures in this table only reflect the Regency at Ashburn (ZMAP-2005-0023). The completed portion associated with the original Ashburn Village is not listed.

(2) Dulles Parkway Center's proffer states that the applicant will provide 125% of ADUs required and 5 WFH units. In addition, Article 7-103(B) of the Loudoun County Zoning Ordinance requires that 6.25% of multifamily housing units be provided as ADUs, so long as the structures are not 4 or more stories with elevators. The development's multi-family structures will likely be developed with four or more stories and elevators. During the referral process, capital facilities were calculated under the assumption that there would be approximately 9 ADUs. STPL-2008-0041 shows 10 ADUs to be proposed.

(3) 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) Stone Ridge includes the Amber Spring, Centre Park, Mercer Park, Stone Springs, and Summerwalk apartments/condos at Stone Ridge.

(7) 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.

(8) 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.

Note:

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