

Residential Pipeline: Affordable Housing Units Remaining to be Built/Permitted by General Plan Policy Area 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 June 30, 2018. As of June 30, 2018, there were 1,825 affordable housing units yet to be permitted. Of those 1,825, the majority are located in Urban (822 or 45%) and Suburban (753 or 41%) policy areas located in the eastern portion of Loudoun County.

General Plan Policy Area/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	
Urban	0	85	356	0	0	464	0	0	5	910	0	53	35	88	0	32	790	822
Dulles Parkway Center ⁽²⁾	0	0	10	0	0	0	0	0	5	15	0	0	0	0	0	0	15	15
Hub, The (Dulles World Center) ⁽⁸⁾	0	0	0	0	0	152	0	0	0	152	0	0	0	0	0	0	152	152
Loudoun Station (Gramercy District)	0	0	31	0	0	0	0	0	0	31	0	0	7	7	0	0	24	24
Moorefield Station	0	85	315	0	0	0	0	0	0	400	0	53	28	81	0	32	287	319
Waterside ⁽⁸⁾	0	0	0	0	0	312	0	0	0	312	0	0	0	0	0	0	312	312
Suburban	4	645	383	0	0	299	0	0	216	1,547	4	433	357	794	0	212	541	753
Arcola Center	0	70	40	0	0	0	0	0	8	118	0	24	8	32	0	46	40	86
Ashburn Overlook	0	9	0	0	0	0	0	0	0	9	0	2	0	2	0	7	0	7
	0	16	4	0	0	0	0	0	0	20	0	16	0	16	0	0	4	4
Ashburn Village (Regency at Ashburn) ⁽¹⁾																		
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
Dulles Town Center ⁽⁷⁾	0	0	0	0	0	148	0	0	0	148	0	0	0	0	0	0	148	148
Fox Gate	0	0	0	0	0	11	0	0	0	11	0	0	0	0	0	0	11	11
Glascocock Field at Stone Ridge	0	19	136	0	0	0	0	0	0	155	0	5	128	133	0	14	8	22
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 Valley Estates II	0	77	96	0	0	0	0	0	0	173	0	77	65	142	0	0	31	31
One Loudoun	4	71	28	0	0	0	0	0	20	123	4	52	14	70	0	19	34	53
Overlook at Cascades	0	5	0	0	0	0	0	0	0	5	0	1	0	1	0	4	0	4
Poland Hill ⁽⁵⁾	0	4	14	0	0	0	0	0	0	18	0	0	0	0	0	4	14	18
Regency at Belmont (Belmont Executive Center)	0	14	0	0	0	0	0	0	100	114	0	12	0	12	0	2	100	102
Stone Ridge ⁽⁶⁾	0	239	65	0	0	0	0	0	0	304	0	239	56	295	0	0	9	9
Whitman Property	0	30	0	0	0	0	0	0	0	30	0	0	0	0	0	30	0	30
Transition	51	0	0	0	0	0	0	0	0	51	15	0	0	15	36	0	0	36
Aldie Estates	2	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	2
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
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

Residential Pipeline: Affordable Housing Units by General Plan Policy Area as of June 30, 2018

General Plan Policy Area/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	
Town	0	123	0	0	0	0	0	0	0	123	0	0	0	0	0	123	0	123
Mayfair (Autumn Hill)	0	123	0	0	0	0	0	0	0	123	0	0	0	0	0	123	0	123
Joint Land Management Area	29	65	0	0	0	0	0	0	0	94	3	0	0	3	26	65	0	91
Brentwood Springs (Creekside At Round Hill)	12	0	0	0	0	0	0	0	0	12	3	0	0	3	9	0	0	9
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
Total	84	918	739	0	0	763	0	0	221	2,725	22	486	392	900	62	432	1,331	1,825

(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