

## Affordable Housing Units Approved with Residential Projects -- Loudoun County, Virginia

County administered affordable housing programs include Affordable Dwelling Unit (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 May 1, 2016. As of May 1, 2016, there were 1,931 affordable housing units yet to be permitted. Of those 1,808, the majority are located in the eastern planning subareas of Ashburn (777 or 43%) and Sterling (625 or 35%).

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#### Loudoun County, Virginia



Planning Subarea/ Project Name	Approved Units as of 5/1/16									Units Built or Permitted as of 5/1/16				Units Remaining to be Permitted as of 5/1/16				
	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	
<b>Ashburn</b>	<b>4</b>	<b>280</b>	<b>483</b>	<b>0</b>	<b>0</b>	<b>140</b>	<b>0</b>	<b>0</b>	<b>113</b>	<b>1,020</b>	<b>4</b>	<b>175</b>	<b>64</b>	<b>243</b>	<b>0</b>	<b>105</b>	<b>672</b>	<b>777</b>
Ashburn Overlook	0	9	0	0	0	0	0	0	0	9	0	0	0	0	0	9	0	9
Ashburn Village (Regency at Ashburn) <sup>(1)</sup>	0	16	4	0	0	0	0	0	0	20	0	13	0	13	0	3	4	7
Dulles Parkway Center <sup>(2)</sup>	0	0	9	0	0	0	0	0	5	14	0	0	0	0	0	0	14	14
Kincora Village Center <sup>(3)</sup>	0	0	0	0	0	140	0	0	88	228	0	0	0	0	0	0	228	228
Lim Property	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	10	0	10
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	29	106	0	0	67	67
Moorefield Station	0	85	315	0	0	0	0	0	0	400	0	33	28	61	0	52	287	339
One Loudoun	4	71	28	0	0	0	0	0	20	123	4	52	0	56	0	19	48	67
University Center <sup>(4)</sup>	0	12	0	0	0	0	0	0	0	12	0	0	0	0	0	12	0	12
<b>Dulles</b>	<b>48</b>	<b>533</b>	<b>194</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>31</b>	<b>59</b>	<b>876</b>	<b>10</b>	<b>339</b>	<b>115</b>	<b>464</b>	<b>38</b>	<b>225</b>	<b>149</b>	<b>412</b>
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
Avonlea Reserve	0	14	0	0	0	0	0	0	0	14	0	3	0	3	0	11	0	11
Birchwood at Brambleton (Brambleton Active Adult) <sup>(5)</sup>	0	0	0	0	0	0	0	31	51	82	0	0	0	0	0	0	0	82
Brambleton (1,3, 5 & Town Center) <sup>(6)</sup>	0	58	0	0	0	0	0	0	0	58	0	0	0	0	0	58	0	58
Cardine Torris	0	9	0	0	0	0	0	0	0	9	0	8	0	8	0	1	0	1
Clarke Assemblage	2	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	2
Eastview at Stone Ridge (Stone Ridge East)	0	10	0	0	0	0	0	0	0	10	0	0	0	0	0	10	0	10
Evermont Trace	0	12	0	0	0	0	0	0	0	12	0	0	0	0	0	12	0	12
Fox Gate	0	0	0	0	0	11	0	0	0	11	0	0	0	0	0	0	11	11
Glascok Field at Stone Ridge	0	19	8	0	0	0	0	0	0	27	0	0	0	0	0	19	8	27
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
Lenah Woods	2	0	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	2
Poland Hill <sup>(7)</sup>	0	7	11	0	0	0	0	0	0	18	0	0	0	0	0	0	0	18
Stone Ridge <sup>(8)</sup>	0	239	65	0	0	0	0	0	0	304	0	239	50	289	0	0	15	15
Virginia Manor (Seven Hills)	0	65	70	0	0	0	0	0	0	135	0	65	57	122	0	0	13	13
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	0	0	0	0	8	0	0	8
Willowsford, The Grove	13	0	0	0	0	0	0	0	0	13	6	0	0	6	7	0	0	7

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	SFD	SFA	MF	SFD	SFA	MF	SFD	SFA	MF		SFD	SFA	MF		SFD	SFA	MF	
<b>Leesburg</b>	<b>17</b>	<b>65</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>82</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>65</b>	<b>0</b>	<b>82</b>
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
<b>Rt. 7 West</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>12</b>
Creekside at Round Hill	12	0	0	0	0	0	0	0	0	12	0	0	0	0	12	0	0	12
<b>Sterling</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>664</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>664</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>625</b>	<b>625</b>
Dulles Town Center <sup>(9)</sup>	0	0	0	0	0	148	0	0	0	148	0	0	0	0	0	0	148	148
Dulles World Center <sup>(10)</sup>	0	0	0	0	0	152	0	0	0	152	0	0	0	0	0	0	152	152
Windmill Parc Dulles (Parc Dulles II)	0	0	0	0	0	52	0	0	0	52	0	0	39	39	0	0	13	13
Waterside <sup>(10)</sup>	0	0	0	0	0	312	0	0	0	312	0	0	0	0	0	0	312	312
<b>Total</b>	<b>81</b>	<b>878</b>	<b>677</b>	<b>0</b>	<b>0</b>	<b>815</b>	<b>0</b>	<b>31</b>	<b>172</b>	<b>2,654</b>	<b>14</b>	<b>514</b>	<b>218</b>	<b>746</b>	<b>67</b>	<b>395</b>	<b>1,446</b>	<b>1,908</b>

- (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.
- (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) University Center figures in this table only reflect the portion of University Center associated with ZMAP-2012-0010. The completed portion associated with the original University Center rezoning is not listed.
- (5) Birchwood at Brambleton is required to have 82 affordable units. The structures can be of any type, yet are anticipated to be 31 SFA and 51 MF. For development tracking purposes the units are being reported in this table as WFH units, although they are not technically WFH units and the units are anticipated to be . The units will most likely be Low Income Housing Tax Credit Units (LIHTC). LIHTC are not administer by the County.
- (6) 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.
- (7) Poland Hill is required to have 18 affordable units. The structures can be of any type, yet are anticipated to be 7 SFA and 11 MF.
- (8) Stone Ridge includes the Amber Spring, Centre Park, Mercer Park, Stone Springs, and Summerwalk apartments/condos at Stone Ridge.
- (9) 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.
- (10) 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.

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.

Disclaimer:

The Loudoun County Department of Planning and Zoning makes every reasonable effort to ensure the accuracy of this information. The table's data is tabulated according to the current Article 7 Zoning Ordinance. The affordable housing totals for both purchase and rental units of all unit types could be reduced with the revisions outlined in the Intent to Amend Article VII under review by the Board at the time of publication. This table provides the best estimates of development based on the legislative 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 expressed or implied.