



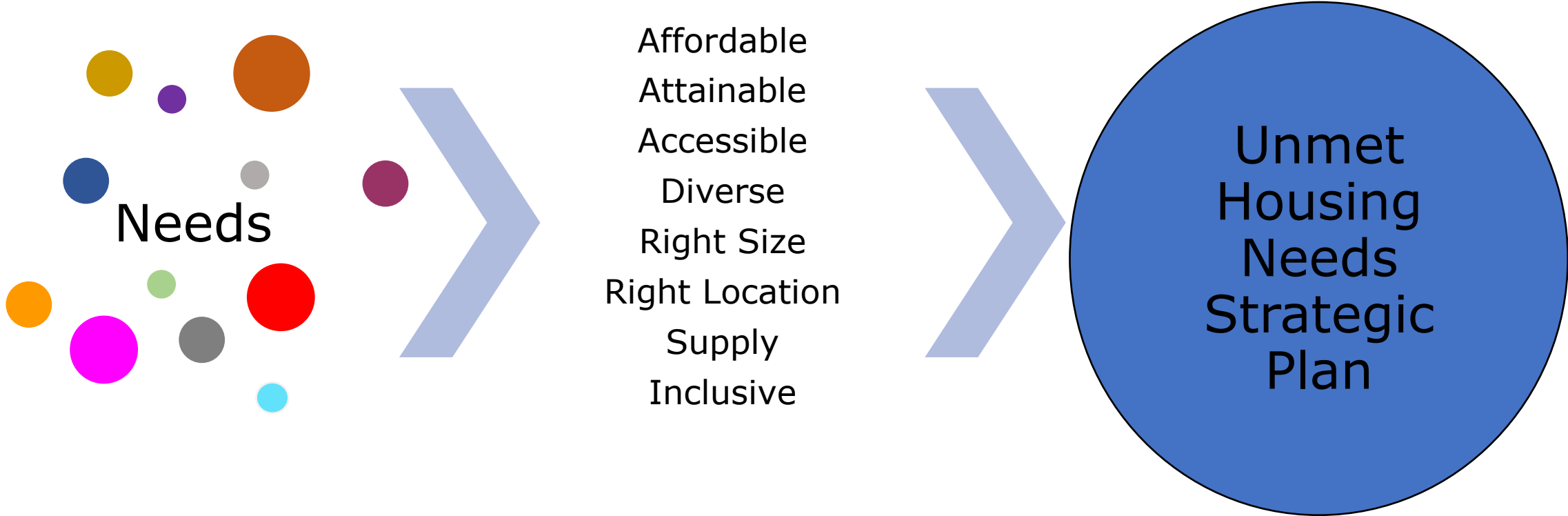
# Finding a Solution to Loudoun's Housing Crisis: Unmet Housing Needs Strategic Plan Update



Policy Maker Series  
Loudoun Chamber  
June 22, 2021



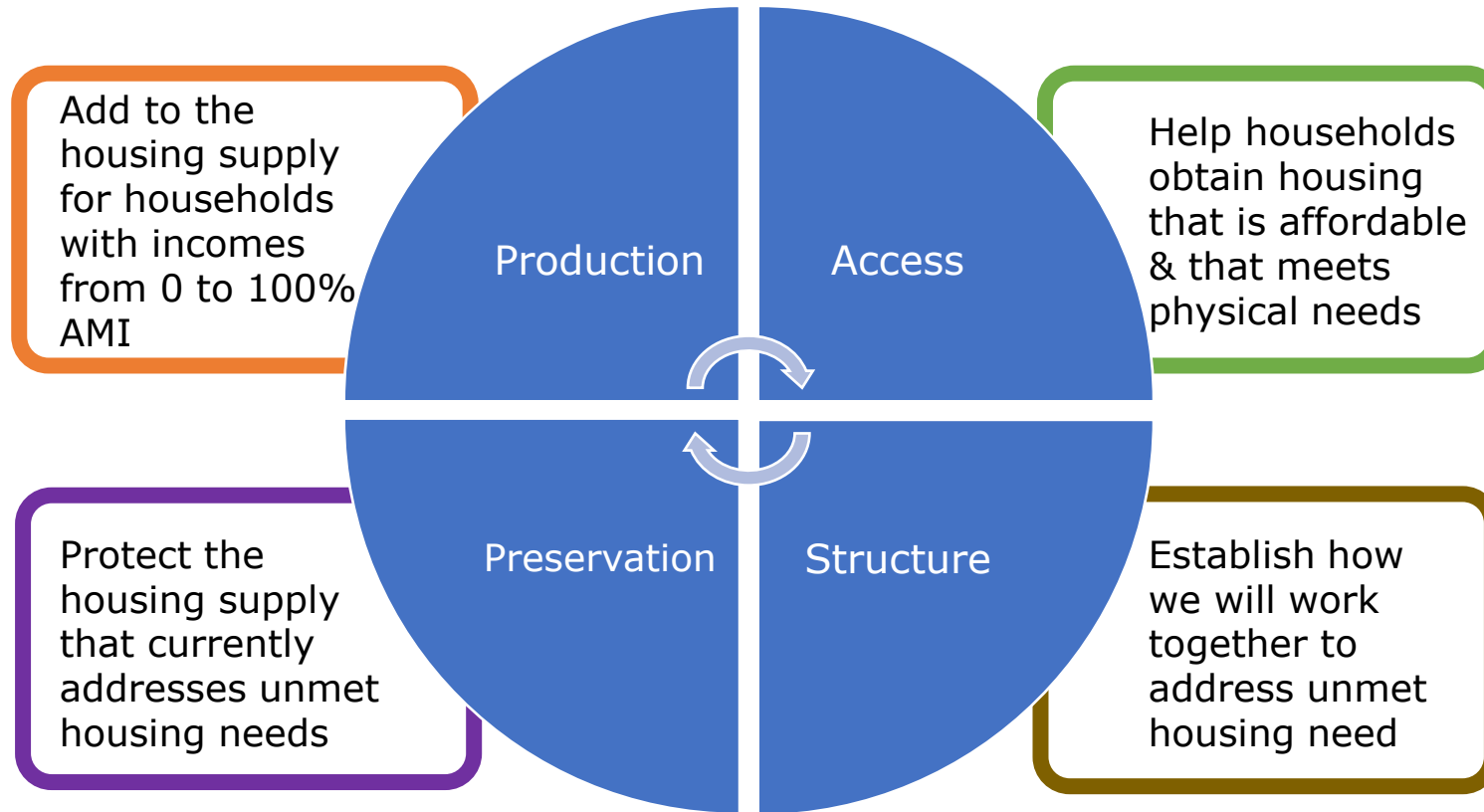
# No One Size Fits All Solution



**Entry Level Worker-Low-Wage Worker- Empty Nester-Middle-Wage Worker-  
Homeless-Young Professional-Person with Disabilities- Older Adult-Single-  
Parent-Single Person-Multi-Generational-First-Time Homebuyer**



# Approach



# Unmet Housing Needs Strategic Plan (UHNSP) Framework

Loudoun County's overarching housing goal is to ensure that County residents can access housing that they can afford.\*

Unmet Housing Need is defined as the lack of housing options for households earning up to 100% of the Area Median Income.\*



\*2019 General Plan. p. 4-3



# Objectives

1.

Establish a coordinated, collaborative, and integrated housing network.

2.

Secure land resources needed to address unmet housing needs.

3.

Obtain viable funding sources.

4.

Provide incentives, establish priorities, and increase access to affordable housing.

5.

Apply Policy support.



# Strategies

## 1. Establish Housing Network

1. IDENTIFY SERVICE & PROGRAM GAPS
2. CULTIVATE PARTNERSHIPS
3. DEVELOP DELIVERY STRUCTURE
4. EVALUATE, REVIEW, UPDATE UHNSP

## 2. Secure Land Resources

5. USE PUBLIC LAND
6. ESTABLISH A LAND BANK
7. PARTNER W/COMMUNITY LAND TRUST
8. USE ROAD ABANDONMENTS
9. ENACT OTHER POLICIES

## 3. Obtain Funding

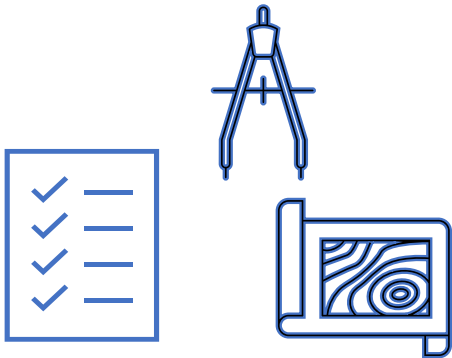
10. USE BELMONT RIDGE TRUST
11. DEPLOY HOUSING PROFFERS
12. UPDATE CASH PROFFER FORMULA
13. ALLOCATE CDBG FUNDS
14. USE CDBG REVOLVING LOANS
15. USE SECTION 108 LOANS
16. REALLOCATE RENTAL REHAB FUNDS
17. SECURE HOME FUNDING
18. DEDICATE GENERAL FUNDS
19. ESTABLISH COMMUNITY FUND

## 4. Increase Access

20. IMPROVE EXISTING PROGRAMS
21. DEVELOP PRESERVATION PROGRAMS
23. INCREASE ACCESS TO HOMEOWNERSHIP & RENTAL HOUSING

## 5. Adopt Policies

24. NO NET LOSS OF AFFORDABLE RENTAL UNITS
25. ADOPT CLARIFYING POLICY
26. REMOVE BARRIERS IN THE ZONING ORDINANCE
27. SUPPORT UHNU HOUSING NEAR TRANSIT CENTERS
28. SUPPORT UHNU HOUSING IN THE URBAN POLICY AREA



# Key Actions

## Production

Use Public Land/Create Land Bank  
Seek land dedications  
Create loan program for home-ownership developments  
Improve ADU program  
Provide Incentives in the Zoning Ordinance:  
Density bonuses  
Parking reductions  
Expedited review process

## Preservation

Finance acquisition of market affordable apartments  
Promote 4% LIHTC acquisitions & rehabilitation  
Extend ADU covenants  
Promote tax relief & credit programs  
Improve Housing Rehab programs

Expand down-payment programs  
Finance market affordable home purchase through Community Land Trust  
Provide financial and budget counseling  
Add federal and state vouchers  
Expand emergency housing programs & services  
Improve/increase physical accessibility

## Access

Strengthen Community Partnerships  
Foster Interdepartmental Collaboration  
Share data & expertise with Loudoun's Towns  
Provide Affordable Developer Orientation  
Report quarterly on UHNSP Implementation progress  
Wage Community Awareness Campaign

## Partnerships



# Strategies supporting access to Existing Housing

## Current Programs:

- Emergency Housing
  - Emergency Homeless Services Center
  - Homeless Prevention & Diversion
  - Permanent Supportive Housing
  - Transitional Housing
- Rental Assistance
  - Housing Choice Voucher
  - State Rental Assistance Program
- Down Payment
  - Down Payment & Closing Cost Assistance
  - Public Employee Grants for Homeownership
- Home Purchase & Repair

## UHNSP Strategies:

- Finance acquisition of market affordable apartments
- Expand down-payment programs
- Finance market affordable home purchase through Community Land Trust
- Provide financial and budget counseling
- Expand emergency housing programs/services
- Add federal and state vouchers





# Strategies supporting production of new housing

## Current Programs:

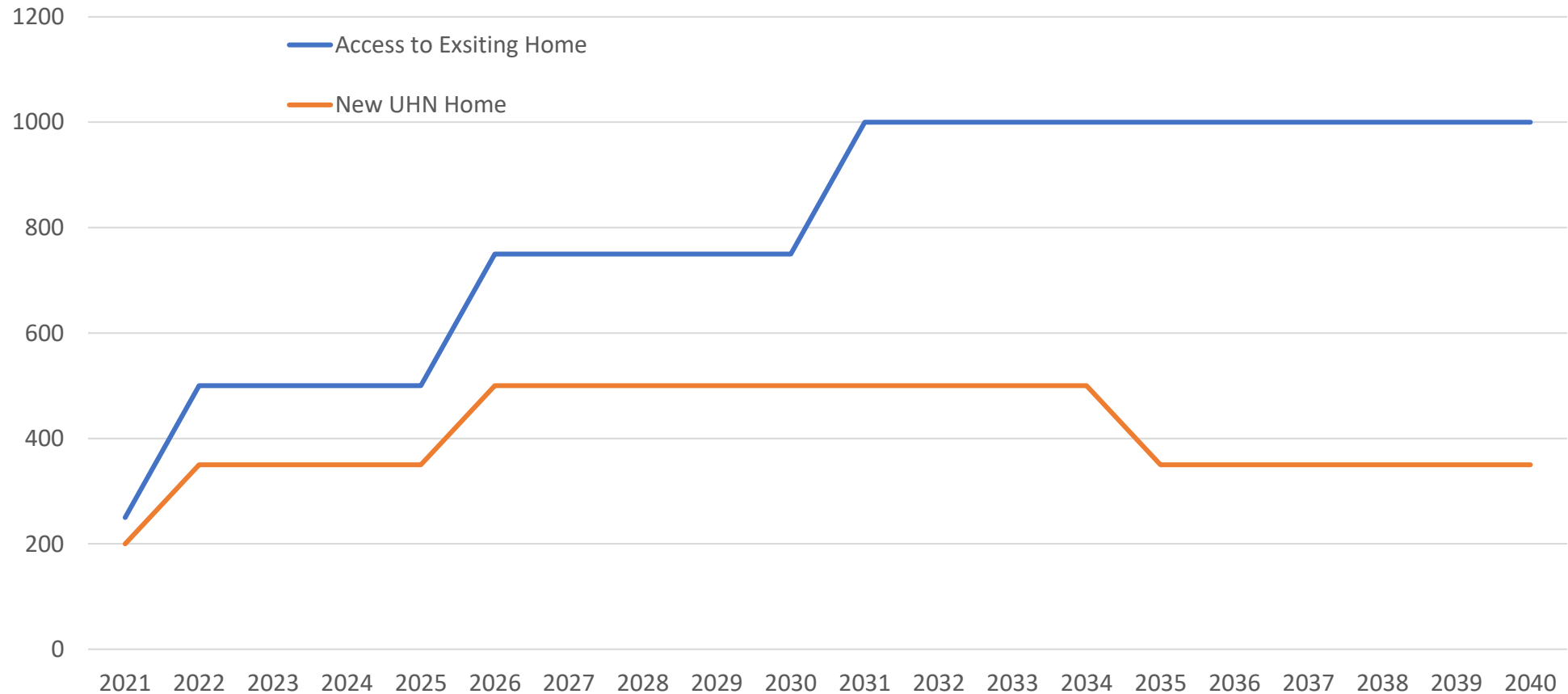
- Regulated/Inclusionary
  - Affordable Dwelling Units-Rental
  - Affordable Dwelling Units-For Sale
- Proffered Commitments
  - Unmet Housing Needs Units Rental program
  - Affordable Market Purchase program
- Funding
  - Affordable Multi-Family Housing Loan program

## UHNSP Strategies:

- Promote 4% LIHTC development
- Provide incentives in the Zoning Ordinance
  - Density bonuses
  - Parking reductions
  - Expedited review process
- Use Public Land/Create a Land Bank
- Seek Land Dedications
- Create Loan program for home-ownership developments

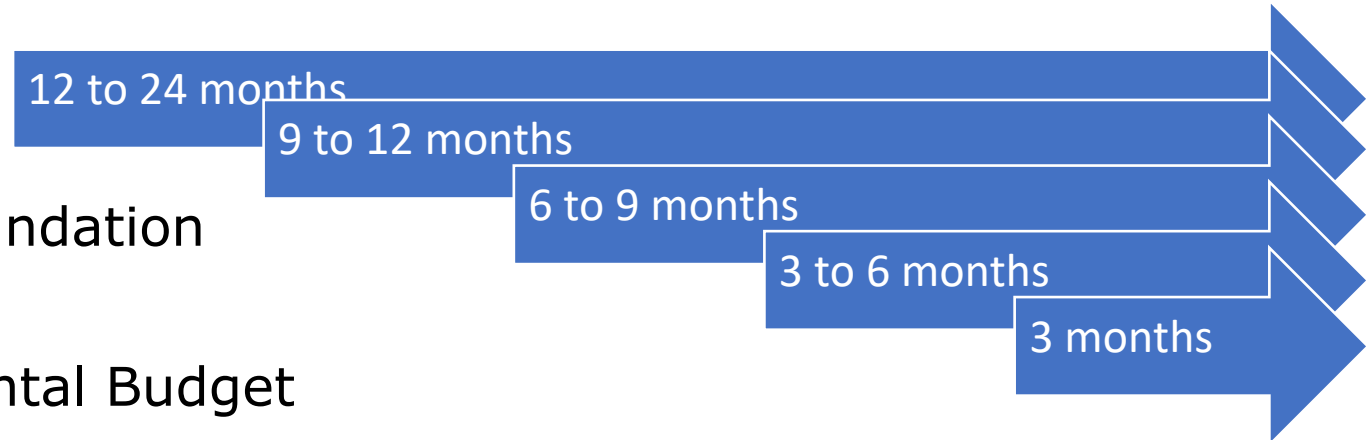


# Housing Goals/Targets: TLUC Recommendation



- Use 2019 General Plan housing projections = 40,950 homes
- 20% of new units should meet unmet housing needs through 2040
- @8200 new affordable units
- Provide access to 7800 existing homes thru various programs

# Short-term (Years 1 and 2) Implementation



- Develop Housing Initiatives Foundation  
Including:
  - Coordinated Interdepartmental Budget
  - Short-term Work Plan
  - Approximate Timeline
- Initiate on-going actions
- Board-directed policies for Zoning Ordinance Review



# Next Steps

- TLUC Recommendation: Sent to September 7 Board Meeting for Action
- Fall 2021: Annual Implementation Plan and Resource Request Review by the Board of Supervisors
- End of Year: Consideration of \$5 million in Fund Balance to Housing Programs
- FY 2023 Budget Process: Program Funding & Resource Request Review





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