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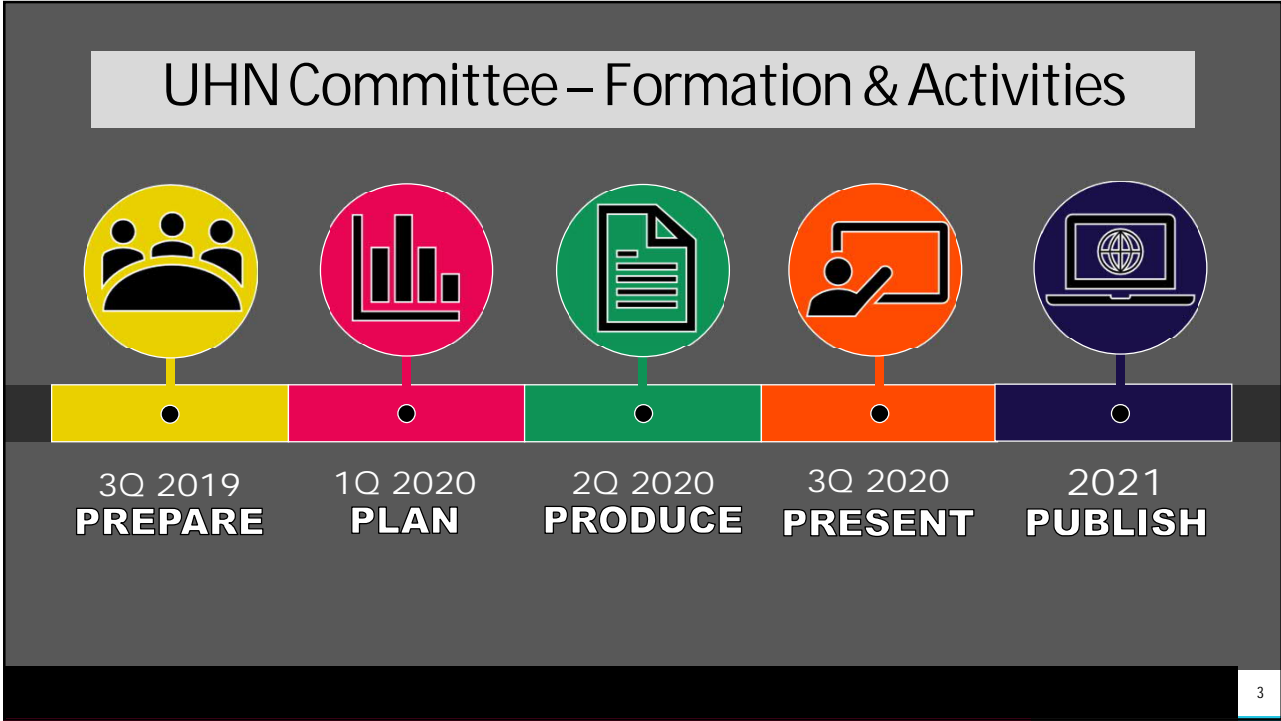
Participants:

- Al Van Huyck (Urban planner, housing, rural issues)
- Roy Barnett (Planning & development)
- Kim Hart (Affordable workforce housing developer)
- Gem Bingol (Environmentalism)
- Beckwith Bolle (Realtor)
- Grafton deButts (Business development)
- Judith Meany (Real estate development advisor)
- Norm Myers (Real estate land appraiser)
- Stephen Price (Land use attorney)
- Maura Walsh-Copeland (Management consulting, data analysis, & communications)

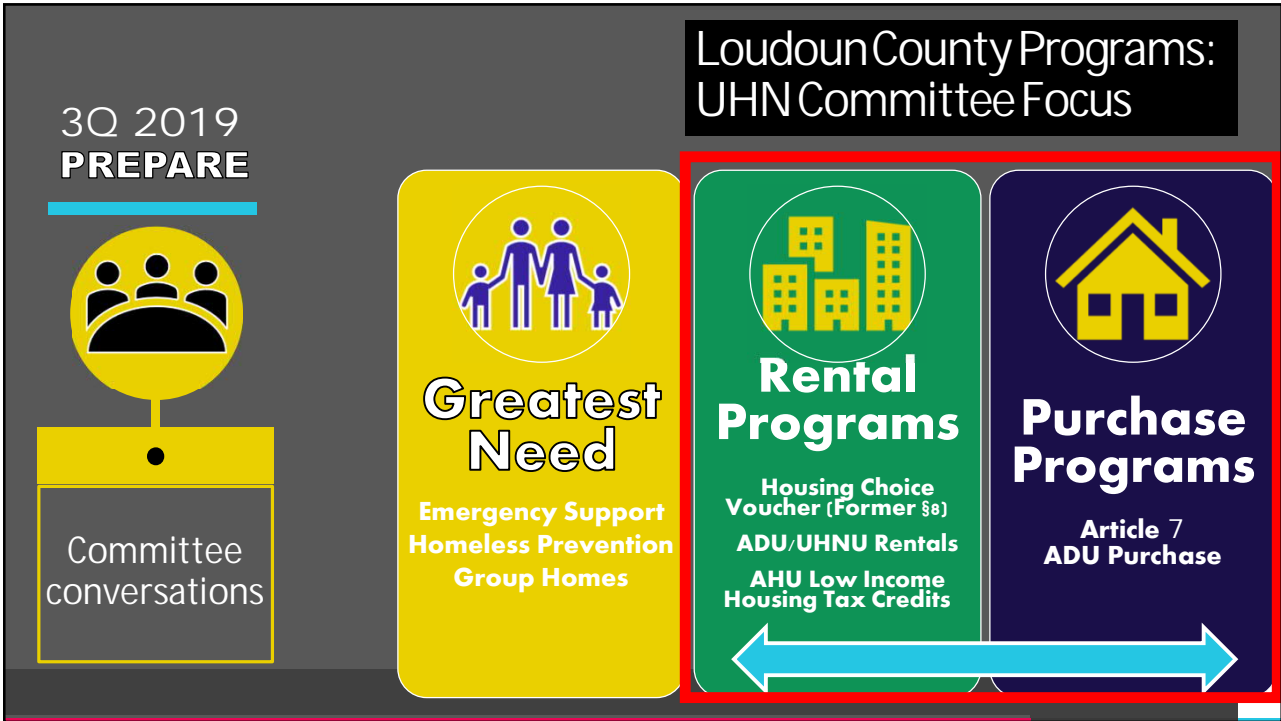
About Us

Unmet Housing Needs Committee

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# Loudoun County Purchase ADU's by District

1Q 2020  
PLAN



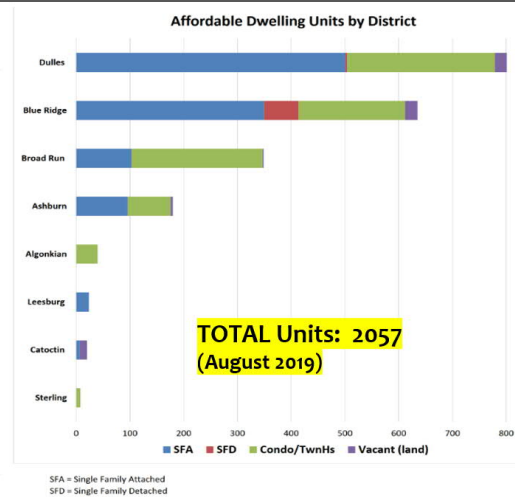
Analyze  
current ADU  
program  
& data

Loudoun County

Affordable Dwelling Units (ADUs) by

Magisterial District Distribution & Assessed Value

District	Land Use Type	Qty ADUs by Fair Mkt Value			TOTAL
		Under \$100K	\$100K-\$199K	Over \$200K	
Algonkian	SFA				0
	SFD				0
	Condo/Townhouse	26	14		40
	Vacant				0
Ashburn	SFA	56	53	29	96
	SFD				0
	Condo/Townhouse	32	48		80
	Vacant	4			4
Blue Ridge	SFA	52	99	29	180
	SFD	79	209	2	350
	Condo/Townhouse	5	13	46	64
	Vacant	127	69	2	198
Broad Run	SFA	23			23
	SFD	234	351	50	635
	Condo/Townhouse	27	74	2	103
	Vacant	91	146	7	244
Catoctin	SFA	2			2
	SFD	2			2
	Condo/Townhouse	5	2		7
	Vacant	13			13
Dulles	SFA	18	2	0	20
	SFD	71	415	15	501
	Condo/Townhouse	3	1	1	5
	Vacant	80	192	3	275
Leesburg	SFA	22			22
	SFD	174	608	19	801
	Condo/Townhouse	23	1		24
	Vacant	0	23	1	24
Sterling	SFA				0
	SFD	8			8
	Condo/Townhouse				0
	Vacant	8	0	0	8
COUNTY TOTAL	SFA TOTAL	198	834	40	1072
	SFD TOTAL	6	14	42	62
	Condo/Townhouse	364	469	12	845
	VACANT TOTAL	64	0	0	64
GRAND TOTAL		632	1317	108	2057



Source: Loudoun County Real Estate Parcel Data, as of August, 2019

Prepared by

Walsh-Capeland Consulting, LLC

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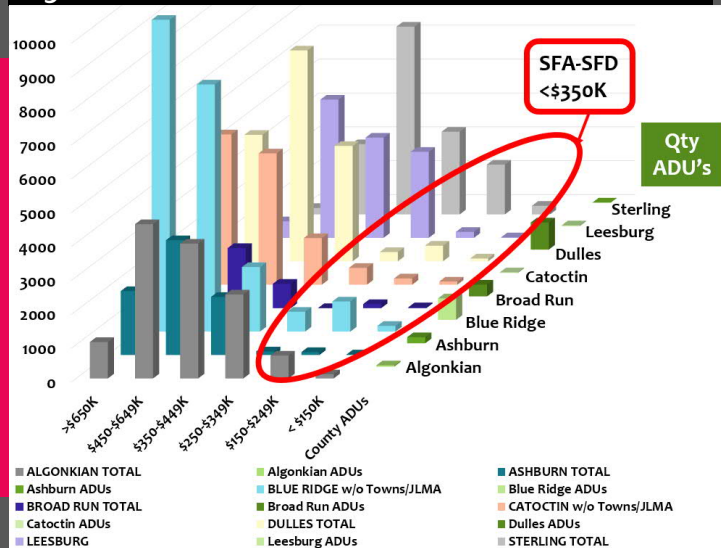
# Loudoun County SFA-SFD Units by Assessment Value

1Q 2020  
PLAN



Analyze  
current ADU  
program  
& data

Total  
Quantity  
Affordable  
SFA-SFD  
Houses in  
Loudoun  
County\*:  
**<\$350K  
= 15%**



\*SOURCE: Loudoun County Real Estate Parcel Data, as of August 2019

Walsh-Capeland Consulting, LLC

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2Q 2020  
PRODUCE



Report  
findings &  
recommend  
priorities

## UHN Strategic Plan Scope: Review, Conclusions, & Suggestions



### LOUDOUN COUNTY UNMET HOUSING NEEDS STRATEGIC PLAN *Ad-Hoc Committee* Input Summary Consensus Recommendations & Specific Suggestions for County Staff Consideration

Prepared by the Unmet Housing Needs Discussion Group, in their individual capacities:

Al Van Huyck Roy Barnett Gem Bingol Beckwith Bolle Grafton deButts  
Kim Hart Judith Meany Norman Myers Stephen Price Maura Walsh-Copeland

UNMET HOUSING NEEDS STRATEGIC PLAN ELEMENTS	GENERAL CONSENSUS & KEY CONCLUSIONS	SPECIFIC SUGGESTIONS (Do not necessarily represent group consensus)
<b>STRATEGIC PLAN SCOPE</b>		
<b>Strategic Plan Scope A.1</b> Strategies for preserving market affordable or naturally occurring affordable housing that includes single-family detached and attached, townhouses, apartments (both rental and homeownership).	Unmet Housing Needs are a national issue and Federal and State funding and support are required because local governments can only do so much with limited local resources.	<ol style="list-style-type: none"> <li>1. Loudoun should take the lead in organizing local governments to press the State for increased funding.</li> <li>2. Loudoun should liaison with Northern Virginia local governments to seek common policies and approaches.</li> <li>3. Loudoun should collect the policies and funding programs and levels of surrounding local governments.</li> <li>4. Expand regional partnerships.</li> </ol>
<b>Strategic Plan Scope A.2</b> Strategies for preserving publicly supported affordable such as Low-income Housing Tax Credit apartments and Affordable Dwelling Units.	<p>There are multiple views to consider:</p> <ol style="list-style-type: none"> <li>1. The cost to the County to preserve an existing ADU should not exceed the cost to provide a new ADU;</li> <li>2. The upfront cost of the County purchasing an ADU provides more long-term control;</li> </ol>	<ol style="list-style-type: none"> <li>1. All foreclosures should be bought by County for use as UHNUs.</li> <li>2. A bond issue should be issued to be paid off by sale of ADU units and developer by-outs.</li> <li>3. Because UHNUs are subsidized units, the County should regulate the ownership and sale of UHNUs in perpetuity.</li> <li>4. The County should allow UHNUs to be released from income limits at the end of the 20- to 30-year compliance period. This allows projects to be updated to meet changing neighborhood needs and allows these older units to become "market rate affordable" units. The market rate sale of ADU's at the end of their control period provides a source of capital for the County's Housing Fund.</li> </ol>
<b>Strategic Plan Scope B.1</b> Identification of available land including public and civic sites for new development and reinvestment.	Obtaining adequate land upon which to build UHNUs is fundamental to the creation of an effective housing Strategy.	<p>Possible sources of land for UHNUs:</p> <ol style="list-style-type: none"> <li>1. Donation of land could substitute for building the ADU's.</li> <li>2. Seek surplus HOA land.</li> <li>3. Land no longer needed for shopping center, church, civic parking lots, etc.</li> <li>4. LCPS should add extra land for UHNUs on present and future school sites.</li> <li>5. Allow public land dedications to be used for UHNUs as part of the application approval process.</li> <li>6. Consider dedicating County Park Land, where appropriately located and in limited quantity, for high density rental UHNUs.</li> </ol>

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2Q 2020  
PRODUCE



Report  
findings &  
recommend  
priorities

## Conceptual Framework Findings

### Necessary UHNSP Components:



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## 3Q 2020 PRESENT

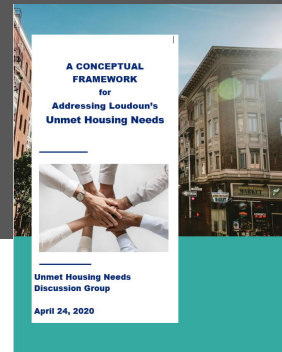


Communicate  
to County  
Staff &  
Supervisors

## UHN Committee 2020 Report:

### Meetings:

- 4/24/20: County Staff, Sarah Etro & Valmarie Turner
- 6/02/20: County Administration, Charles Yudd
- 6/18/20: Supervisor Mike Turner, TLUC Chair
- 6/25/20: Supervisor Juli Briskman
- 7/15/20: Supervisor Sylvia Glass & Sarah Etro
- 7/16/20: Chair Phyllis Randall & Planning Commissioner (Vice) Chair Forest Hayes
- 7/20/20: Supervisor Tony Buffington
- 7/20/20: Supervisor Kristen Umstattd



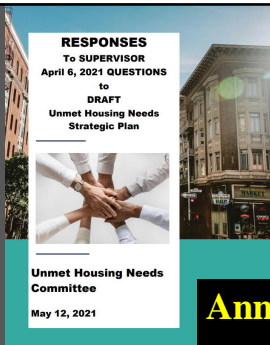
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## 2021 PUBLISH



Share work  
& findings –  
TLUC/Staff &  
Community



## Responses to BOS April 6<sup>th</sup> Questions

### Annual New ADUs – Pipeline / Net Needs:

Accounting for ADUs in the pipeline, resulting net new production needed is:

	0-100% AMI	0-60% AMI
Strategic Goal:	13,800 (690/year)	10,000 (500/year)
In the Pipeline:	3,000 (100/year)	3,000 (100/year)
Net Need:	10,800 (540/year)	7,000 (350/year)

### Preservation / Replenishment

- # of County ADU For Sale Units expiring in years 2021 – 2030 = 970
- # of County Rental Units expiring in years 2021 – 2036 = 244


SOURCE: UHN Committee Briefing to BOS June/July 2020 page 18.

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## 2021 PUBLISH

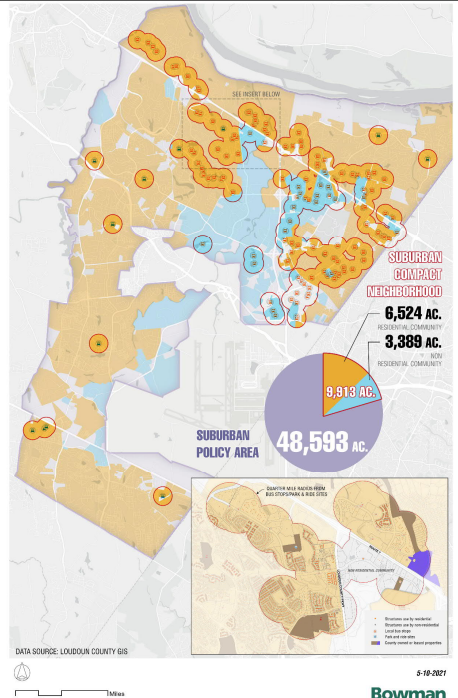


Share work  
& findings –  
TLUC/Staff &  
Community

## Responses to Supervisor Questions

**EXAMPLE**  
Applying Strategy 5.2iii  
(limiting projects to ¼ mile  
of transit) will reduce  
available land in the SPA  
from 48,593 acres to 9,913  
acres (a reduction of 80%).

Proximity to transit is  
highly desirable;  
but if too restrictive may  
make delivery of essential  
affordable housing  
virtually impossible.



**Suburban Compact Neighborhood**  
6,524 ac.  
3,389 ac.  
9,913 ac.  
48,593 ac.


**Suburban Policy Area**

DATA SOURCE: LOUDOUN COUNTY GIS

5-18-2021  
**Bowman**

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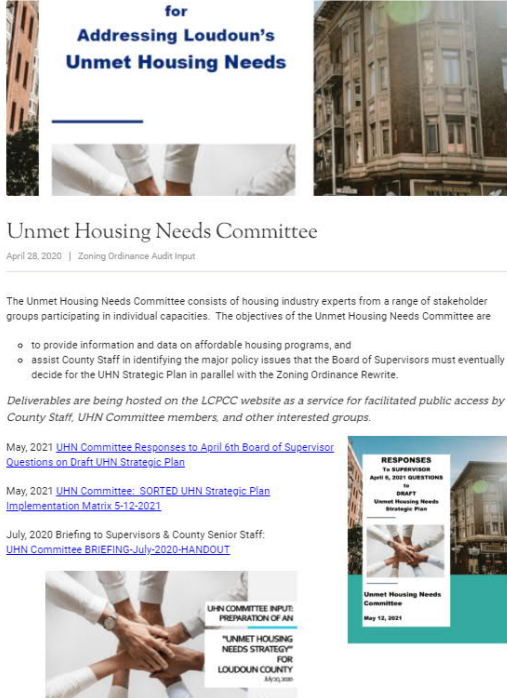
## 2021 PUBLISH



Share work  
& findings –  
TLUC/Staff &  
Community

## UHN Committee Web Module

Shared for facilitated access:  
[www.LoudounCoalition.org](http://www.LoudounCoalition.org)



**for  
Addressing Loudoun's  
Unmet Housing Needs**

Unmet Housing Needs Committee  
April 28, 2020 | Zoning Ordinance Audit Input

The Unmet Housing Needs Committee consists of housing industry experts from a range of stakeholder groups participating in individual capacities. The objectives of the Unmet Housing Needs Committee are

- to provide information and data on affordable housing programs, and
- assist County Staff in identifying the major policy issues that the Board of Supervisors must eventually decide for the UHN Strategic Plan in parallel with the Zoning Ordinance Rewrite.

Deliverables are being hosted on the LCPC website as a service for facilitated public access by County Staff, UHN Committee members, and other interested groups.

May, 2021 [UHN Committee Responses to April 6th Board of Supervisor Questions on Draft UHN Strategic Plan](#)

May, 2021 [UHN Committee SORTED UHN Strategic Plan Implementation Matrix 5-12-2021](#)

July, 2020 Briefing to Supervisors & County Senior Staff:  
[UHN Committee BRIEFING-July-2020-HANDOUT](#)

UHN COMMITTEE INPUT: PREPARATION OF AN "UNMET HOUSING NEEDS STRATEGY" FOR LOUDOUN COUNTY

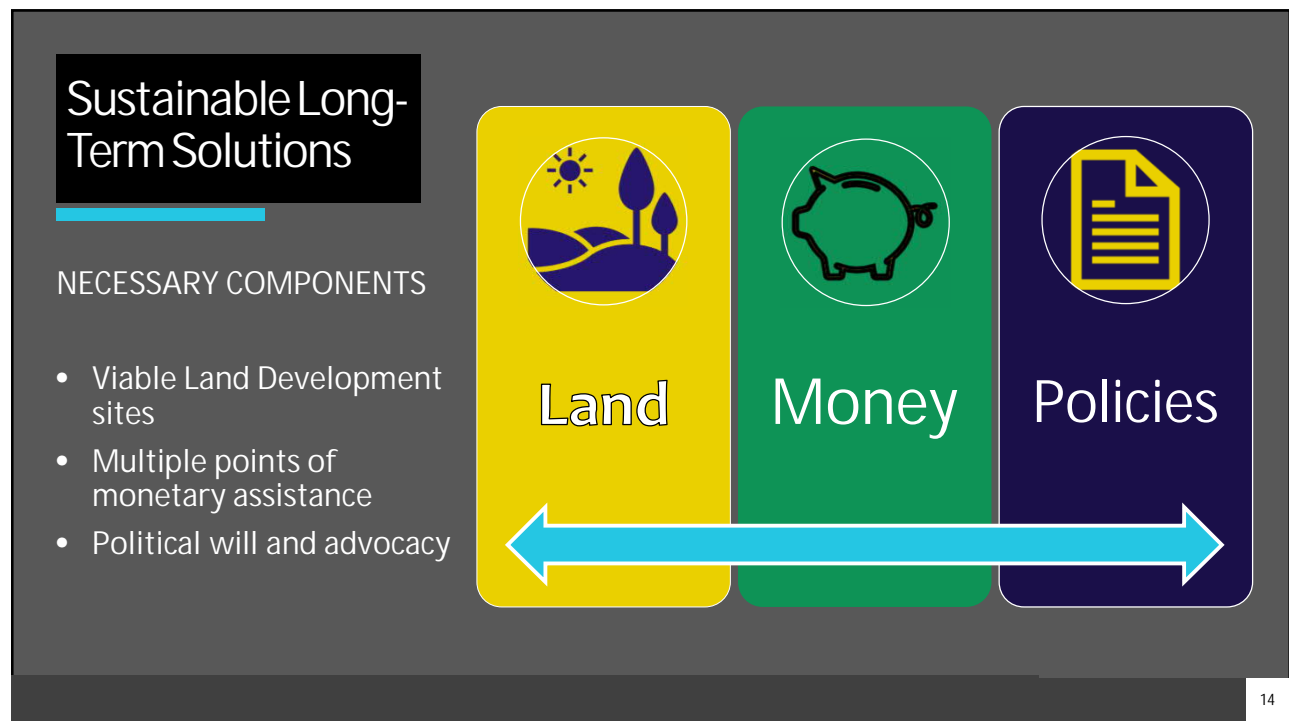
RESPONSES TO SUPERVISOR April 6, 2021 QUESTIONS BY DRAFT Unmet Housing Needs Strategic Plan

Unmet Housing Needs Committee May 13, 2021

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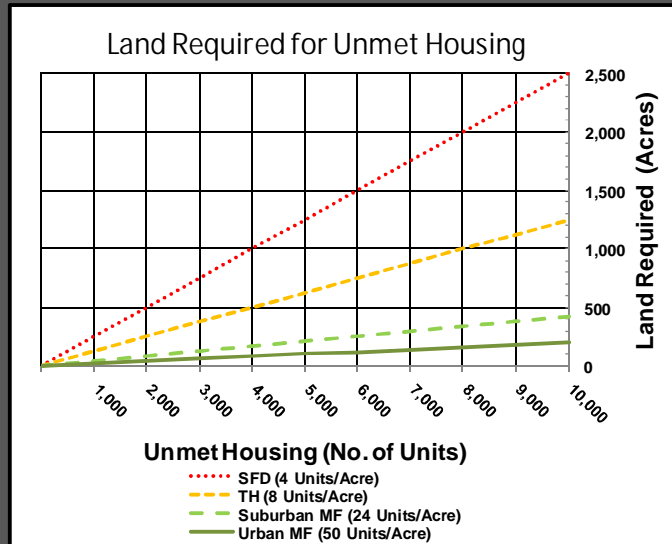
Land

## Land Sources and Requirements

For 10,000 UNITS Over 20 Yrs:

Higher the Density = Less Land Required

Urban Multi-Family (50 Units/Ac)	200 Acres
Suburban Multi-Family (24 Units/Ac)	417 Acres
Town House	1250 Acres
Single Family Detached	2500 Acres



### FINDING:

Adoption and implementation of a land acquisition strategy is crucial to the success of an overall unmet housing solution."

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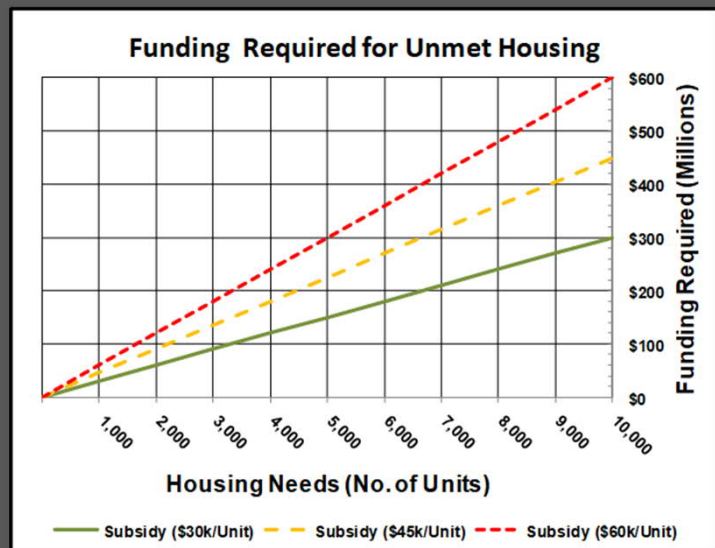
Money

## Housing Capital Allocations

Subsidy per unit matters

Examples of "SERIOUS" Funding  
To get 10,000 UNITS in 20 Yrs:

- If \$30K/Unit = \$300 Million
- If \$45K/Unit = \$450 Million
- If \$60K/Unit = \$600 Million



Providing too much subsidy per unit can make housing strategy unsustainable within the County's available funds.

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Policies



## KEY POLICY DECISIONS:



### Work With Staff & Supervisors

-  **Targets by income/AMI?** How many ADUs in pipeline match AMI targets?
-  **Replenishment** "Purchase ADUs to preserve" correct method?
-  **How to allocate resources?** Purchase vs. Rental ADU's?
-  **Where to put ADU's?** Finding land in TPA?, SPA?, UPA?
-  **Disqualifier review?** E.g., 1/4 mile from transit wipes out 80% ADU land
-  **Committed funding?** What can the County afford to do?
-  **Gaining Community Support?** How to engage and improve support?
-  **Directives to Staff** Support 2019 Comp Plan ADUs policies NOW (before ZOR)?

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# Zoning Ordinance Rewrite: MILESTONES



## PROJECT MILESTONES

- Monthly ZOC Meetings
- ROIA at BOS
- General Public Open House
- First draft text changes
- Round 3 Public Input (90-day referral)
- Planning Commission
- Board of Supervisors

## Original Timeline

- June-Nov. 2021
- Spring 2021
- Summer 2021
- Summer 2021
- Sept. – Nov. 2021
- Late 21 – Early 22
- Mid 2022

## Revised Timeline as of 6/15/21

- Mid 21 – Early 22
- September 2021
- Early 2022
- Early – Mid 2022
- Late 21 – Mid 22
- Mid 22 – Late 22

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## Zoning Ordinance Committee (ZOC) Review Schedule

### Stay Engaged!

- Chamber Policy Committee
- ZOC Representative Input
- Public Open House
- EnCode Plus Public Review

### Use Matrix

- June 2 – June 16, 2021

### Parking

- July 7 – July 21, 2021

### Performance Stds.

- Aug 18 – Sept 1, 2021

### Overlay Districts

- Sept. 15 – Oct 6, 2021 (w/o VCOD)

### Zoning Districts

- Oct 20 – Nov 2, 2021 (w/ VCOD)

### Development Stds.

- Nov 17 – Dec 1, 2021

### Signs

- Dec 15 – Jan 5, 2022

### ADU Regulations

- Jan 19 – Feb 2, 2022

### Procedures

- Feb 16 – Mar 2, 2022

### EnCODE Plus

- Feb 25, 2022 – Public Review

### Non-Conformities

- Mar 16 – Apr 6, 2022

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