

## ZOC Comments – Chapter 8: Attainable Housing 1/29/22-2/4/22

ID	Section
#8102	Chapter 8: Attainable Housing
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01 ATTAINABLE HOUSING--PARKING  5.05.03 C. PARKING REQUIREMENTS FOR ADUS, USE & POLICY AREA. When discussing Parking Ratios previously for Chapter 5 (Dev. Stds, Parking), the discussion of Parking Ratios for ADUs/AHUs was put off until the drafting of Section 8.01. This important component is missing from this draft for review and discussion. When will proposed text for Parking Ratios for ADU/AHU buildings be presented?
#8186	Chapter 8: Attainable Housing
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:2/4/2022	Staff are receptive to suggestions regarding appropriate parking ratios.
<b>Needs Followup</b>	
#8188	Chapter 8: Attainable Housing
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/5/2022	5.05.09 does address parking reductions for including affordable units. They are not specified as ADUs/AHUs but ADUs/AHUs would qualify; the reductions are based on income limits.
#8108	Chapter 8: Attainable Housing
By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a> Date:1/31/2022	Looking at the potential number of units that would come from ADUs, AHUs and UHNUs, the county clearly won't have enough attainable housing simply by relying on incremental increases in bonus density incentives for new development, nor will it continue to be attainable in perpetuity without a paradigm shift in the way the county works to achieve this goal.  A look back over the last 20 years worth of growth demonstrates how this approach has failed.
#8119	Chapter 8: Attainable Housing
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	Gem is absolutely correct. Analysis of the County housing units by assessment value shows the total quantity of units less than \$350K (the level considered to be "affordable" in Loudoun) is approximately 15%. The data indicate that the current program approach has generally produced a low volume of "affordable" houses. See page 14 for a diagram:

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	<a href="https://loudouncoalition.org/wp-content/uploads/2020/04/UHN-Committee-BRIEFING-July-2020-HANDOUT.pdf">https://loudouncoalition.org/wp-content/uploads/2020/04/UHN-Committee-BRIEFING-July-2020-HANDOUT.pdf</a>
#8187	Chapter 8: Attainable Housing
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/5/2022	<p>By increasing the requirement for ADUs up to 10% for multifamily and 15% for single family, when using recently adopted legislative applications as an example, the increase is significant in terms of ADUs created.</p> <p>AHUs are provided in place of ADUs because a developer usually provides more AHUs than required.</p> <p>The zoning ordinance is one tool described in the Unmet Housing Needs Strategic Plan. The UHNSP lays out numerous strategies to increase housing affordability in the County. It will take multiple tools being implemented to make progress on meeting housing needs in the County. Only in recent years has the County started adding to its toolbox. Housing will be reporting to TLUC quarterly on progress to meet UHNSP goals.</p>
#8103	Chapter 8: Attainable Housing
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	<p>"The January 28, 2022 WASHINGTON BUSINESS JOURNAL article, ""Why Loudoun County's Development Strategy is Not Working Out as Planned,"" directly relates to this week's ZOC subject of Attainable Housing.</p> <p>It also quotes a number of people including: Supervisor Matt Letourneau, Supervisor Mike Turner, Chair Phyllis Randall, ZOC members Colleen Gillis and Gem Bingol, DED Director Buddy Rizer, Chamber CEO Tony Howard, industry experts Mike Romeo, Kim Hart and Stewart Schwartz, and Planning Commissioner Chair Forest Hayes.</p> <p>Reference: Washington Business Journal:  <a href="http://www.bizjournals.com/washington/news/2022/01/28/loudoun-county-development-plan.html">www.bizjournals.com/washington/news/2022/01/28/loudoun-county-development-plan.html</a></p> <p>For anyone unable to access the article online a copy is attached to my pdf submission, and is well worth reading before our ZOC discussion."</p>
#8074	Chapter 8: Attainable Housing
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	<p>Comment received from a knowledgeable resident: "'c. Simplifying the Zoning Ordinance to make it more user friendly.' This section of the rewrite could not be further from that goal."</p>
#8179	8.01 Affordable Dwelling Unit Program
By: Joe Paciulli Tags: public <a href="mailto:joepaciullizoc@gmail.com">joepaciullizoc@gmail.com</a> Date:2/2/2022	<p>8.01.H.2 states ADU's <b>**MUST**</b> be similar in mass, size, shape, etc. to market units. The list is all encompassing. To the point this language is basically saying an ADU must be the same as the market rate units. By codifying a policy or current standard this creates an impossibility. Affordable units can not be the same or they won't be affordable. The flexibility of the current program can not be codified to a must.</p>

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#8190	8.01 Affordable Dwelling Unit Program
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:2/5/2022	Noted. Staff will take this feedback under consideration.
#8180	8.01 Affordable Dwelling Unit Program
By: Joe Paciulli Tags: public <a href="mailto:joepaciullizoc@gmail.com">joepaciullizoc@gmail.com</a> Date:2/2/2022	8.01.H.3 states ADU's <b>**MUST**</b> only have one in each stick or row. This language creates no flexibility. Plus if the stick or row has over 8 units you start to reach a point that you can not meet the ordinance as far as number of units required. By codifying a policy or current standard this creates an impossibility. Affordable units may work well in the situation of more than one per building. It happens now. Especially in stacked buildings. The flexibility of the current program can not be codified to an absolute MUST. Continue to provide the flexibility of today. Don't change the results of the current program.
#8189	8.01 Affordable Dwelling Unit Program
By: Ryan Reed Tags: public,staff <a href="mailto:ryan.reed@loudoun.gov">ryan.reed@loudoun.gov</a> Date:2/5/2022	Noted. Staff will take this feedback under consideration.
#8076	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01. AFFORDABLE DWELLING UNIT PROGRAM, PURPOSE. The bullet points in the PURPOSE refer to "moderate" income and "moderately priced dwelling units," and the last bullet refers to housing for between 30% and 70% of AMI. Is there are a difference in the AMI target between "moderate" priced housing and income and the 30%-70% range listed? If so, what is the difference?
#8147	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	To meet ADU requirements, developers can provide ADUs for rent at 30-50% AMI OR for homeownership at 50-70% AMI. The ADU rental units serve a lower income group.
#8171	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:2/1/2022	2nd bullet (moderate income) comes from state code. Income ranges the County has been using since inception of the ADU Program address this income.
#8075	8.01 Affordable Dwelling Unit Program

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By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01. AFFORDABLE DWELLING UNIT PROGRAM. Have the proposed specific requirements of when, where, and how many “attainable housing units” are required from the private sector development applications been analyzed as to their cost and impact on overall project costs?
<b>Needs Followup</b>	
#8148	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	Could we say some of this question is addressed in the forthcoming MF feasibility study? It does look at impact on cost. Additionally, we often request proformas from developers to understand the impact of providing ADUs but have not been successful to date at getting that information.
<b>Needs Followup</b>	
#8170	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:2/1/2022	This question is not related to implementing 2019 GP policies.
#8065	8.01 Affordable Dwelling Unit Program
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:1/29/2022	8.01.F.1 and 2. "Type" is defined for MF as being based on bedroom count. Is "Type" for SFD defined?
#8169	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	The term is "dwelling unit type" and include single family detached, single family attached, MF Stacked and MF Attached. This is further clarified for MF Stacked and MF attached because it is important to ensure a range of affordable unit sizes (by bedrooms) is made available in MF projects.
#8109	8.01 Affordable Dwelling Unit Program
By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a> Date:1/31/2022	E.2.c. Standards for ADU Calculations.  Recommend that the provision of land (minus the cash-in-lieu provision) be an option for SFA, MF stacked and MF attached housing types as well.
<b>Needs Followup</b>	
#8168	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a>	Will consider suggestion.

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Date:2/1/2022	
#8064	8.01 Affordable Dwelling Unit Program
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:1/29/2022	F.11. Is "market rate dwelling unit" defined?
<b>Needs Followup</b>	
#8167	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	I don't believe the ordinance currently defines "market-rate unit" nor does Chapter 1450. Staff will consider adding this definition.
#8063	8.01 Affordable Dwelling Unit Program
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:1/29/2022	8.01.C.1. How is "affordable" defined?  (This may be answered later, in sections I've not yet read.)
#8166	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	Affordable is defined by the income of the households being served so 30-70% AMI. Chapter 1450 provides guidance on how to determine pricing, and ADUAB follows Chapter 1450 to set prices.
#8069	8.01 Affordable Dwelling Unit Program
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:1/29/2022	8.01.L.1. Once again, "ADU Program" needs a precise definition.  Here's the problem: Your words and terms are ones that you use in regular discourse. However, for the ZO to work, all these familiar terms need full, precise legal definitions.
#8165	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	ADU Program is more fully defined in Chapter 1450. In addition, the first purpose statement uses the language of the state code - Affordable Dwelling Unit Program - and the regulations of 8.01 specifically detail how the ADU Program works, and, therefore, what it is.
#8068	8.01 Affordable Dwelling Unit Program

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By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:1/29/2022	8.01.K. 5. c. "applicable affordable housing program" needs a good definition.
#8155	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	Currently, only 2 programs are applicable to AHUs as defined in the ordinance : HUD 221d4 and LIHTC. Staff will be proposing to add some additional programs to the definition in the ordinance in Chapter 11.
#8067	8.01 Affordable Dwelling Unit Program
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:1/29/2022	8.01.K.4 "Rules and Regulations" and "funding Programs" need to be better defined.
#8154	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	In the current zoning ordinance, AHUs are defined as A dwelling unit for rent or for sale developed pursuant to A. a Virginia Housing (VH) Low Income Housing Tax Credit (LIHTC) program; B. or a U.S. Department of Housing and Urban Development (HUD) 221(d)(4) program that meets the Definition of Affordable Housing included in the HUD Multifamily Accelerated Processing (MAP) Guide, Revised January 29, 2016, as amended, from the Office of the Assistant Secretary for Housing – FHA Commissioner (“HUD 221(d)(4) Affordable”); These units are governed by these programs and the rules of the administering agencies.
#8066	8.01 Affordable Dwelling Unit Program
By: Charles Houston Tags: public <a href="mailto:CharlesHouston3@yahoo.com">CharlesHouston3@yahoo.com</a> Date:1/29/2022	8.01.J. Is ADUAB defined somewhere?
#8153	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	ADUAB is the Affordable Dwelling Unit Advisory Board and is governed by Chapter 1450 of the Loudoun County Codified Ordinances (1450.10(c)).
#8070	8.01 Affordable Dwelling Unit Program
By: Kevin Ruedisueli Tags: public	Can the appropriate/applicable definitions be made available with this section, so that those unfamiliar are better able to comment?

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<a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:1/30/2022	
<b>Needs Followup</b>	
#8152	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	Staff have some definitions drafted for inclusion in Chapter 11. If terms in question can be specified, we can provide definitions where we have them.
#8072	8.01 Affordable Dwelling Unit Program
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:1/30/2022	Sample calculation E. shows $90 \times 20\% = 108$ . Clearly wrong. $90 + 90 \times 20\% = 108$ would be correct. or $90 \times 120\% = 108$ ...Check and or clarify all of the sample calculations.
#8151	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	Unclear on this question - as I read the sample calculation $90 + (90 \times 20\%) = 108$ dwelling units is correct
#8071	8.01 Affordable Dwelling Unit Program
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:1/30/2022	8.01.E.2.c. Refers to 8.01.I.6.c. which does not exist? What is the proper reference?
#8150	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	Good catch; should be 8.01.J.6.c
#8079	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01.D AFFORDABLE DWELLING UNIT PROGRAM, ADU Requirements and Optional Increases in Density. Has any analysis been done to compare the "life time cost" of the market rate house allowed through increased density with the value of the ADU? Would it be cheaper for the County and taxpayers to provide alternative incentives to increase ADU's without increasing density beyond the limits of the Loudoun 2019 Plan Place Type?
#8149	8.01 Affordable Dwelling Unit Program

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By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	1) Not sure I understand the question and 2) The state enabling legislation only allows an ADU program that provides for an optional density increase. Therefore, density increase is the only incentive the County is allowed to use. And an optional density increase that exceeds the planned density has been a longstanding practice in the County.
#8077	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01 AFFORDABLE DWELLING UNIT PROGRAM, PURPOSE. The last bullet in Purpose refers to “areas currently served by or planned for mass transit and proximate to major employment centers.” Why is there this limitation placed on project location when the objective is to maximize the total number of attainable housing in Loudoun? How can it be justified to require private developers to provide affordable housing in their projects wherever they are located at the same time limiting the location of one type of affordable housing to these very small land areas?
#8146	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	This is language to implement the 2019 GP and UHNSP. Additionally, the program has 7 items specified as part of the program purpose. It is not solely about location and ADU requirements are not limited to developments near mass transit or employment. However, as these are areas where future development is planned, this addition makes it clear that ADUs are a County priority for residential development in those areas.
#8080	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01.D.3. AFFORDABLE DWELLING UNIT PROGRAM, ADU Requirements and Optional Increases in Density for SFD, SFA and MF Stacked Dwelling Units: There has been confusion on this point at recent TLUC meetings. This text makes it clear that the required number of ADUs for these building types is 15% (and not 15% on top of the previous ADU requirement). With this requirement clear, how are developers expected to reach the goal of 20% ADUs per project, as stated in the UHN Strategic Plan?
#8145	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	<p>TLUC has recently been discussing the Suburban Compact Neighborhood place type and when developers choose to apply it, what criteria they need to meet. The upcoming item on Feb. 16 at TLUC will clarify the affordable units expected. These revisions increase the ADU requirement for residential development of 24 units or more to 15% for single family or 10% for multifamily. This will be an ongoing discussion that Zoning Staff is aware of and will coordinate with Community Planning as the CPAM progresses.</p> <p>The UHNSP sets a goal of 20% affordable units. This is not ADUs only but within the spectrum from 0-100% AMI. The UHNSP does not make this 20% goal a requirement of all residential development applications.</p>
#8081	8.01 Affordable Dwelling Unit Program



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By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01.D.4. AFFORDABLE DWELLING UNIT PROGRAM, ADU Requirements and Optional Increases in Density for MF Attached Dwelling Units: There has been confusion on this point at recent TLUC meetings. This text makes it clear that the required number of ADUs for this building type is 10% (and not 10% on top of the previous ADU requirement). With this requirement clear, how are developers expected to reach the goal of 20% ADUs per project, as stated in the UHN Strategic Plan?
#8144	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	<p>TLUC has recently been discussing the Suburban Compact Neighborhood place type and when developers choose to apply it, what criteria they need to meet. The upcoming item on Feb. 16 at TLUC will clarify the affordable units expected. These revisions increase the ADU requirement for residential development of 24 units or more to 15% for single family or 10% for multifamily. This will be an ongoing discussion that Zoning Staff is aware of and will coordinate with Community Planning as the CPAM progresses.</p> <p>The UHNSP sets a goal of 20% affordable units. This is not ADUs only but within the spectrum from 0-100% AMI. The UHNSP does not make this 20% goal a requirement of all residential development applications.</p>
#8107	8.01 Affordable Dwelling Unit Program
By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a> Date:1/31/2022	<p>E.2.c. Standards for ADU Calculations.                      Assume that 8.01.I.6.c is coming?</p> <p>Recommend that cash-in-lieu option be struck, while keeping provision of land. The County has more options with provision of land.</p> <p>The County can and should do more to partner/participate in a community land trust that can keep housing affordable in perpetuity. Owning the land base for affordable housing makes that a possibility.</p>
<b>Needs Followup</b>	
#8143	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	Will consider further, but initial thought is that we would like to provide options to the developer. This will only apply in SFD only developments.
#8086	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01.J.6.c. AFFORDABLE DWELLING UNIT PROGRAM. MODIFICATIONS. Can the applicant propose land for affordable housing that is not contiguous to their market rate project? If not, why not?
#8134	8.01 Affordable Dwelling Unit Program

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By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	The land should be in the development using the provision. Providing land in another location could result in consolidating affordable units in one location. It would also be overly complicated logistically since the offsite land should have to have all approvals and entitlements in place; this responsibility should not be placed on the County or some other organization that would development the land. Additionally, without entitlements in place, the County has no assurance they can or will be obtained.
#8142	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	Agreed - also we want affordable housing integrated into communities. If off-site is allowed, integration would be much harder to achieve.
#8083	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01.H.1 AFFORDABLE DWELLING UNIT PROGRAM, Approved Site Plans & Subdivision Plans. Should the ordinance empower ADUAB, an advisory body, to set the specifications without some form of review or appeal process?
<b>Needs Followup</b>	
#8138	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	Comment not related to 2019 GP Policy. Will consider in consultation with Office of Housing and Community Planning staff.
#8141	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	Agreed - not related to 2019 GP. In case it's helpful though, there's a public comment opportunity at every ADUAB meeting.
#8092	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	<p>"8.01 K.5.d. AFFORDABLE HOUSING UNIT (AHU) PROGRAM: 5.d. In the case of AHU funding provided by Virginia Housing, each project must meet minimum building standards required by Virginia Housing and, in many cases, meet even higher standards for building materials used in order to win points in the funding competition. Per AHU experts, in some cases, these materials are of higher quality than materials used by the market rate developer. It is not reasonable to require ""similar"" building materials from both developers.</p> <p>In cases where the master developer has proffered design criteria or sample elevations, it is reasonable to require that the ADU building(s) be in ""substantial conformance with the proffered design guidelines."" However, in instances where there are no proffered design guidelines, this requirement cannot be implemented. AHU</p>

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	funderson will not close on any project that requires future approval (or not) by County officials against unspecified design guidelines."
<b>Needs Followup</b>	
#8128	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	This comment is not related to implementing the 2019 GP. However, will consider adding phrase that exterior building materials are similar to or higher quality than the market rate dwelling units to address this concern. The applicant will already know if they are receiving funding when they apply for a site plan, so they should know what is expected by the program providing the funding. Meanwhile, the County needs assurances that a quality product will be provided.
<b>Needs Followup</b>	
#8140	8.01 Affordable Dwelling Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	We're suggesting additional programs that could count which would not all require VH financing/LIHTC. This language is to ensure quality of the AHUs. Could consider how to add a little more flexibility.
<b>Needs Followup</b>	
#8078	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01.A.4. AFFORDABLE DWELLING UNIT PROGRAM, APPLICABILITY, EXEMPTIONS. What factual grounds have been established to justify the proposed "Exemptions"?
#8139	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	This comment is not related to implementing 2019 GP Policy. However, when time is available, staff is intending to revisit the exemptions to determine if all of the exemptions are still necessary.
<b>Needs Followup</b>	
#8082	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01.E.2.c. AFFORDABLE DWELLING UNIT PROGRAM - STANDARDS FOR ADU CALCULATION. How can/will the County assure the locations of the donated land will not negatively impact the quality of life of the clients by being proximate to data centers? Reference: Washington Business Journal: <a href="http://www.bizjournals.com/washington/news/2022/01/28/loudoun-county-development-plan.html">www.bizjournals.com/washington/news/2022/01/28/loudoun-county-development-plan.html</a>
#8137	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a>	If a residential development is permitted proximate to data centers, then the development could include ADUs. Any additional Use Specific Standards that would apply if a data center is adjoining a residential property would apply.

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Date:1/31/2022	
#8084	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01.H.3 AFFORDABLE DWELLING UNIT PROGRAM. Are the requirements for “dispersion” of ADU’s within a project so restrictive that they limit good overall design options and add to construction costs? Is there any analysis on the proposed regulations as to cost and design limitations?
#8136	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	This comment is not related to 2019 GP Policy. However, this has been a longstanding regulation and is not proposed for deletion. Further, staff included regulations that have been applied through a memo of clarification since at least 2007. And, we will be developing additional language re: the consideration of case by case creative design and alternative dwelling unit types.
#8085	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	"8.01.J.4 AFFORDABLE DWELLING UNIT PROGRAM. MODIFICATIONS. The text is somewhat ambiguous: “The Board of Supervisors must find, upon recommendation of the Planning Commission...” This suggests that the Board must follow the recommendations of the Planning Commission which is not correct. Suggest new language:”...after consideration of the recommendation of the Planning Commission...”"
<b>Needs Followup</b>	
#8135	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	Will consider revision.
#8087	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01.J.6.c. AFFORDABLE DWELLING UNIT PROGRAM. MODIFICATIONS. The implication appears to that land made available in lieu of ADU’s would be utilized at the same density. Assuming this land could be sold to an alternative affordable housing developer, should a potential increase in density be allowed?
#8133	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	Not likely because the only time land in lieu of units is allowed is when the development of single family detached (SFD) only. Based on the development pattern of the County, the only time SFD development will occur will be when that is the only

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	unit type permitted, typically in a by-right development, and would not be subject to a rezoning.
#8088	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01.J.6.c.3. ATTAINABLE HOUSING. MODIFICATIONS. States "construction cost of a prototypical SFD ADU must be the "vertical cost" of an ADU as established on a semiannual basis by the ADUAB." Where is this information made available on a semiannual basis?
#8132	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	This comment is not related to 2019 GP Policy. However, ADUAB determines the vertical costs and it is available in the staff reports/minutes/reports associated with determining the vertical cost, as well as upon request.
#8089	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01.J.6.c.4 AFFORDABLE DWELLING UNIT PROGRAM - MODIFICATIONS. How can/will the County assure that the environmental impact of the land will follow the protocol for the applicable section of the 2019 General Plan?
#8131	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	All applications will have to follow environmental regulations included in the Zoning Ordinance. A requirement repeating this does not need to be stated here. Legislative applications are also reviewed for consistency with the 2019 GP.
#8090	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	"8.01 K.5.b. AFFORDABLE HOUSING UNIT (AHU) PROGRAM 5.b. Attainable units provided with AHU funding are typically in one building or, at most, two. The "linkages" proposed here, between AHU Occupancy Permits and Market Rate Occupancy Permits are an artifact of when ADUs were provided by the developer as affordable for-sale units within a market rate development. In AHU buildings, Occupancy Permits go from 0% to 100% within 2-3 months. When an AHU building receives funding, construction and occupancy are on a schedule set by the AHU funder. As proposed in Section K.5.c (below) AHUs are verified when the applicant provides proof of funding to the Zoning Administrator. The Market Rate developer no longer has any control over the delivery of the AHUs. Therefore -- Why not let proof of AHU funding be sufficient to release the Market Rate developer from any further linkages between AHU and Market Rate Occupancy Permits?"

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#8130	8.01 Affordable Dwelling Unit Program
<p>By: Kate McConnell            Tags: public,staff  <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a>            Date:1/31/2022</p>	<p>This comment is not related to implementing the 2019 GP. However, ensuring AHUs are delivered as the market rate development builds out is critical to ensuring that required affordable units are provided. A simple approval does not provide the County with a sufficient assurance that AHUs will be delivered, regardless of any contractual obligations related to the provision of AHUs. If a development/er wants to meet their ADU requirement by substituting AHUs, then part of their process will be ensuring AHUs are delivered in a way that meets the requirement. Also, K.5.c. acts as an initial check for the County and is only one step in demonstrating the intent to provide AHUs (at site plan). It does not ensure delivery of the units.</p>
#8091	8.01 Affordable Dwelling Unit Program
<p>By: Maura Walsh-Copeland            Tags: public  <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a>            Date:1/31/2022</p>	<p>8.01 K.5.b.4. AFFORDABLE HOUSING UNIT (AHU) PROGRAM: 5.b.4. If, as proposed, the county permits proof of AHU funding be sufficient to release the Market Rate developer from any further linkages between AHU and Market Rate Occupancy Permits, then the level of reporting required for each Market Rate Occupancy Permit is very burdensome both for the applicant and for staff and unnecessary. Can the county eliminate this reporting completely and if not, why not?</p>
#8129	8.01 Affordable Dwelling Unit Program
<p>By: Kate McConnell            Tags: public,staff  <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a>            Date:1/31/2022</p>	<p>This comment is not related to implementing the 2019 GP. However, ensuring AHUs are delivered as the market rate development builds out is critical to ensuring that required affordable units are provided. A simple approval does not provide the County with a sufficient assurance that AHUs will be provided, regardless of any contractual obligations related to the provision of AHUs.</p>
#8093	8.01 Affordable Dwelling Unit Program
<p>By: Maura Walsh-Copeland            Tags: public  <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a>            Date:1/31/2022</p>	<p>8.01 K.5.d.1. AFFORDABLE HOUSING UNIT (AHU) PROGRAM: 5.d.1. In an AHU project, building plans and elevations are prepared in parallel with other entitlement steps. It is not reasonable to demand that architectural plans be complete to a high level of detail, sufficient to confirm "substantial conformance" before other key steps can proceed. Instead, can/will Staff revise this so that the Zoning Administrator must confirm "substantial conformance" (via an informal determination) prior to the issuance of Building Permits?</p>
#8127	8.01 Affordable Dwelling Unit Program
<p>By: Kate McConnell            Tags: public,staff  <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a>            Date:1/31/2022</p>	<p>It is standard practice for applications with materials requirements and/or commitments to demonstrate this type of information at site plan.</p>
<b>Needs Followup</b>	
#8106	8.01 Affordable Dwelling Unit Program

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By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a> Date:1/31/2022	Table 8.01.d-1. and E.2.a Standards for ADU Calculations. A footnote in the table that references E.2.a could help orient the reader that there's more relevant information following.
<b>Needs Followup</b>	
#8126	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	Will consider suggestion.
#8105	8.01 Affordable Dwelling Unit Program
By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a> Date:1/31/2022	Table 8.01.D-1.  What are the projected density ranges for UT/UM and SM FAR limits?
<b>Needs Followup</b>	
#8125	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	We are calculating MF attached density using FAR in accordance with 2019 GP Policy. I will discuss anticipated density further with Community Planning, but I imagine a maximum number of dwelling units will have to be provided at the time of rezoning for tracking and CIF purposes.
#8094	8.01 Affordable Dwelling Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.01.L. AFFORDABLE DWELLING UNIT PROGRAM. VIOLATIONS AND PENALTIES. All the penalties listed essentially provide no disincentive to the applicants as they are no worse off than their previous situation. Why are there no cash fines or other penalties included? Are they included in Chapter 7?
#8124	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	This comment is not related to implementing the 2019 GP. However, penalties are located in a different section of the ordinance (new section TBD) and maximums are mandated by state code.
<b>Needs Followup</b>	
#8110	8.01 Affordable Dwelling Unit Program
By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a>	J.6.a Modifications



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Date:1/31/2022	<p>I realize this may make sense to those who provide ADUs, but I am having trouble understanding both the description of changes to this section, and the section itself.</p> <p>Please consider providing examples like you did above in sample calculations, or in what a creative design might be?</p>
<b>Needs Followup</b>	
#8123	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	Good suggestion. Will revise to include an example.
#8112	8.01 Affordable Dwelling Unit Program
By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a> Date:1/31/2022	J.7.Modifications Again, suggest removing cash-in-lieu and expand the types of housing applications that can provide land.
#8122	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	Cash in lieu is only for SFD ONLY developments. This option has rarely been used in the past. We revised buyout with ZOAM approved in 2020 to an amount that does not incentivize buyout. We are ok with giving a developer options.
#8111	8.01 Affordable Dwelling Unit Program
By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a> Date:1/31/2022	J.6.c. Modifications Consider removing all references to cash-in-lieu and stick with developable land. Add reference to any land criteria--i.e. not on moderate or very steep slopes, not in floodplain or otherwise hard to develop locations, etc.
#8121	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	See previous comment for response on cash in lieu. Any land dedication would have to demonstrate the required # ADUs can be developed will address this. It will have to meet all other regulations, e.g. steep slopes, FOD. We do not need to state this.
#8113	8.01 Affordable Dwelling Unit Program
By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a> Date:1/31/2022	J.Modifications--Numbering is off. After 9.e, it jumps back to 7.



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#8120	8.01 Affordable Dwelling Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:1/31/2022	This is correct Section 8.01.J.6.c.9.e vs 8.01.J.7
#8114	8.01 Affordable Dwelling Unit Program
By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a> Date:1/31/2022	J. Modifications (second 7) Perhaps this could be modified, i.e. If a modification to section 8.01.H is requested:
#8104	8.01 Affordable Dwelling Unit Program
By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a> Date:1/31/2022	A.Applicability f.4.a. Kate, thank you for your explanation of why this exemption is still in place.  This is a valuable opportunity to get affordable units intermixed with market rate units that should be included.
#8073	8.02 Unmet Housing Needs Unit Program
By: Kevin Ruedisueli Tags: public <a href="mailto:kevinruedisueliZOC@gmail.com">kevinruedisueliZOC@gmail.com</a> Date:1/30/2022	Are density increases in 8.02 in addition to those listed in 8.01? If not can a developer substitute UHNU's for ADU's? Can this be clarified in the text?
#8176	8.02 Unmet Housing Needs Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:2/1/2022	The only time this would occur is in PD-MUB. See response to Comment 8101 (Comment 8174). The standard UHNU program is related to FAR increase in SM or UM districts or locational criteria for SCN district, so there is no dwelling unit per acre density increase.
#8118	8.02 Unmet Housing Needs Unit Program
By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a> Date:1/31/2022	C.4.b. UHNU Requirements. Are the required accessible unit percentages across the board (not just for UHNUs) noted in Chapter 1450 of the codified ordinance?
<b>Needs Followup</b>	
#8156	8.02 Unmet Housing Needs Unit Program

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By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	Accessible units are a building code and/or financing program requirement. They are not in 1450. County requirements may be elsewhere in the Codified Ordinances but I'm not sure where.
<b>Needs Followup</b>	
#8175	8.02 Unmet Housing Needs Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:2/1/2022	This section may need some refinement to clarify intent, which I read a more UHNUs than required are provided and they are accessible.
#8101	8.02 Unmet Housing Needs Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.02.D.6, 7, & 8 UNMET HOUSING NEEDS UNIT PROGRAM - Density Bonus Calculation, Calculation of Required UHNUs. Does adding ADUs to the allowable density create disproportionately create more need for ADUs? In other words, does not an increase in housing density create the need a corresponding exponential need for more affordable housing?
<b>Needs Followup</b>	
#8158	8.02 Unmet Housing Needs Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	I'm not sure I understand this question.
#8174	8.02 Unmet Housing Needs Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:2/1/2022	I also am not sure I understand the question, but will try to answer what I think it's asking. The PD-MUB standards will include when the UNHUs are required, which is when the density exceeds 20 du/acre, but not if the density is exceeded because ADUs were required. So, it depends. If the density increase provided due to ADUs starts after a project meets 20 du/acre, then it could mean that the additional density will result in a requirement for more ADUs.
#8100	8.02 Unmet Housing Needs Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.02.D.5.a UNMET HOUSING NEEDS UNIT PROGRAM - DENSITY BONUS/ADD'L REGULATORY ADJUSTMENT - PD-MUB Zoning District How does the density bonus affect the budget, housing, and population projections? Does this increase counter the guidelines and projections of the 2019 General Plan?
#8159	8.02 Unmet Housing Needs Unit Program
By: Rebekah King Tags: public,staff	An optional density increase that exceeds the planned density has been a longstanding practice in the County.

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<a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	
#8173	8.02 Unmet Housing Needs Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:2/1/2022	In addition, it will only apply if an applicant elects to provide UHNUs as an incentive in certain districts in the SPA and UPA where plan policy anticipates increased density.
#8097	8.02 Unmet Housing Needs Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.02 C.2. UNMET HOUSING NEEDS UNIT PROGRAM: C.2. Does Chapter 1450, as currently written, includes provisions on how many UHNUs are to be provided? It is very difficult to review the entire section without that information. Can those calculation formulas be provided?
<b>Needs Followup</b>	
#8162	8.02 Unmet Housing Needs Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	The amount of UHNUs depends on why a project needs to provide them. For FAR in the UM Subarea - it's a 15% requirement. For the SCN alternative criteria, it's 10% for multifamily or 15% for single family. For PD-MUB, it's 6.25%.
#8172	8.02 Unmet Housing Needs Unit Program
By: Kate McConnell Tags: public,staff <a href="mailto:kate.mcconnell@loudoun.gov">kate.mcconnell@loudoun.gov</a> Date:2/1/2022	<p>The sections referenced in 8.02.A.1, 2, 3, and 5 provide the amount of UHNUs required as incentives. They will be linked both ways in the public facing version of EnCode.</p> <p>For 0.2 increase in FAR in UM or SM district, At least 15% of the application's total single family or MF stacked dwelling units are for purchase UHNUs affordable to households in the 71% to 100% of the AMI and/or At least 15% of the application's total MF attached dwelling units are for rent UHNUs affordable to households in the 0% to 30% of the AMI. UHNUs must be provided pursuant to Section 8.02.</p> <p>For 0.1 increase in FAR in UM or SM district, At least 10% of the application's total dwelling units are for rent UHNUs affordable to households in the 0% to 30% AMI.</p> <p>As noted in 8.01 response - staff is coordinating with Community Planning regarding SCN locational criteria and CPAM for revising this criteria.</p>
#8095	8.02 Unmet Housing Needs Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.02 UNMET HOUSING NEEDS UNIT PROGRAM. PURPOSE: bullet one creates the impression that there are two separate programs. Is this the intention or should the County be clear there is one Attainable Housing program with separate program implementations?

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#8164	8.02 Unmet Housing Needs Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	The intent is to bring attainable housing programs together for the first time in the ordinance. ADUs are required, and UHNUS are optional, depending on how the developer is choosing to apply the ordinance so they are two separate programs.
#8096	8.02 Unmet Housing Needs Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.02 UNMET HOUSING NEEDS UNIT PROGRAM. PURPOSE: bullet one creates two parts of the AMI to be the focus (under 30% and 70% to 100% of AMI). Although not directly a zoning issue, is it the intent for (or should) the county subsidies and funds be used for those households already capable of renting market rate housing? Is the County's objective to provide "safe, decent, and sanitary" housing to all or to facilitate wealth accumulation for upwardly mobile young families?
#8163	8.02 Unmet Housing Needs Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	The intent is to provide 0-30% rental units which is the area of greatest housing need in the County and to provide 70-100% homeownership units as families earning even 100% AMI cannot afford to purchase a home in the County. The UHNUS describes why affordable homeownership is also an important policy goal. Also, unmet housing needs range from 0-100% of AMI in the County.
#8098	8.02 Unmet Housing Needs Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.02.C.3 UNMET HOUSING NEEDS PROGRAM. UHNU Requirements point 3. Is a covenant in the land records sufficient protection for a 30 year constrain on price appreciation? How will that be enforced? What if any are the penalties for not abiding by the covenants?
#8161	8.02 Unmet Housing Needs Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	Recording a covenant is common practice for enforcing affordability restrictions. The affordability restrictions runs with the land, and is how most affordable homeownership and rental production programs are managed.  Chapter 8.01 provides penalties for tenants or owners who do not meet the affordability requirements. Future revisions will add edited ADU Program requirements that would also apply to UHNUS to this section and will include such a provision.
#8099	8.02 Unmet Housing Needs Unit Program
By: Maura Walsh-Copeland Tags: public <a href="mailto:Maura@Walsh-CopelandConsulting.com">Maura@Walsh-CopelandConsulting.com</a> Date:1/31/2022	8.02.C.3.a & b UNMET HOUSING NEEDS UNIT PROGRAM - UHNU REQUIREMENTS. Does the County see housing conditions getting better in the future? In other words, why is the control for a finite period of time (i.e., 30 and 20 year control period)?

ID	Section
#8160	8.02 Unmet Housing Needs Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	The control periods are set to ensure that the unit stays affordable and that a buyer cannot sell the unit for a market-rate price in the short-term.
#8117	8.02 Unmet Housing Needs Unit Program
By: Gem Bingol Tags: public <a href="mailto:gbingol@pecva.org">gbingol@pecva.org</a> Date:1/31/2022	C.3.b. UHNU Requirements Suggest that sales prices for UHNUs for purchase should be controlled for longer than 20 years.
<b>Needs Followup</b>	
#8157	8.02 Unmet Housing Needs Unit Program
By: Rebekah King Tags: public,staff <a href="mailto:rebekah.king@loudoun.gov">rebekah.king@loudoun.gov</a> Date:2/1/2022	This is a change staff is considering.