
LOUDOUN COUNTY, VIRGINIA



FEDERAL FISCAL YEAR 2024 ANNUAL ACTION PLAN

*For Submission to the U.S. Department of Housing and
Urban Development for the
Community Development Block Grant Program*

April 10, 2024



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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

In FY 2024 Loudoun County was notified by HUD that it was eligible to become a HOME Entitlement Community. The County accepted the designation and the HOME funds. The County amended its FY 2021-2025 Five Year Consolidated Plan as part of this process.

Loudoun County, Virginia is an Urban County and has been designated by the U.S. Department of Housing and Urban Development (HUD) as a HUD entitlement jurisdiction. This designation allows the County to be awarded and receive an annual allocation of Community Development Block Grant (CDBG) funds and HOME Investment Partnerships (HOME) funds. As a recipient of these funds, the County must prepare and submit every five years a Five-Year Consolidated Plan. In compliance with the HUD regulations, Loudoun County has prepared this Federal Fiscal Year (FFY) 2024 Annual Action Plan for the period of July 1, 2024, through June 30, 2025. The Annual Action Plan becomes the guiding document for identifying and addressing the County's housing, homelessness, and community development needs. It also establishes priorities and objectives and develops strategies for addressing priority needs over the five-year period. In the initial year of a Five-Year Consolidated Plan and each subsequent year during the Five-Year Consolidated Plan period the County is required to submit an Annual Action Plan. The Annual Action Plan for FFY 2024 detailed how the allocation of funds will be expended in addressing the goals of the Five-Year Consolidated Plan.

This is the fourth year of the Five-Year Consolidated Plan, and the County has prepared and is submitting the FFY 2024 Annual Action Plan. This plan, as previously mentioned, details the action the County will use as stated above to address the housing, homelessness and community development needs in the County as well as use the established priorities and objectives, to address the needs in the Five-Year Consolidated Plan.

Available Funds:

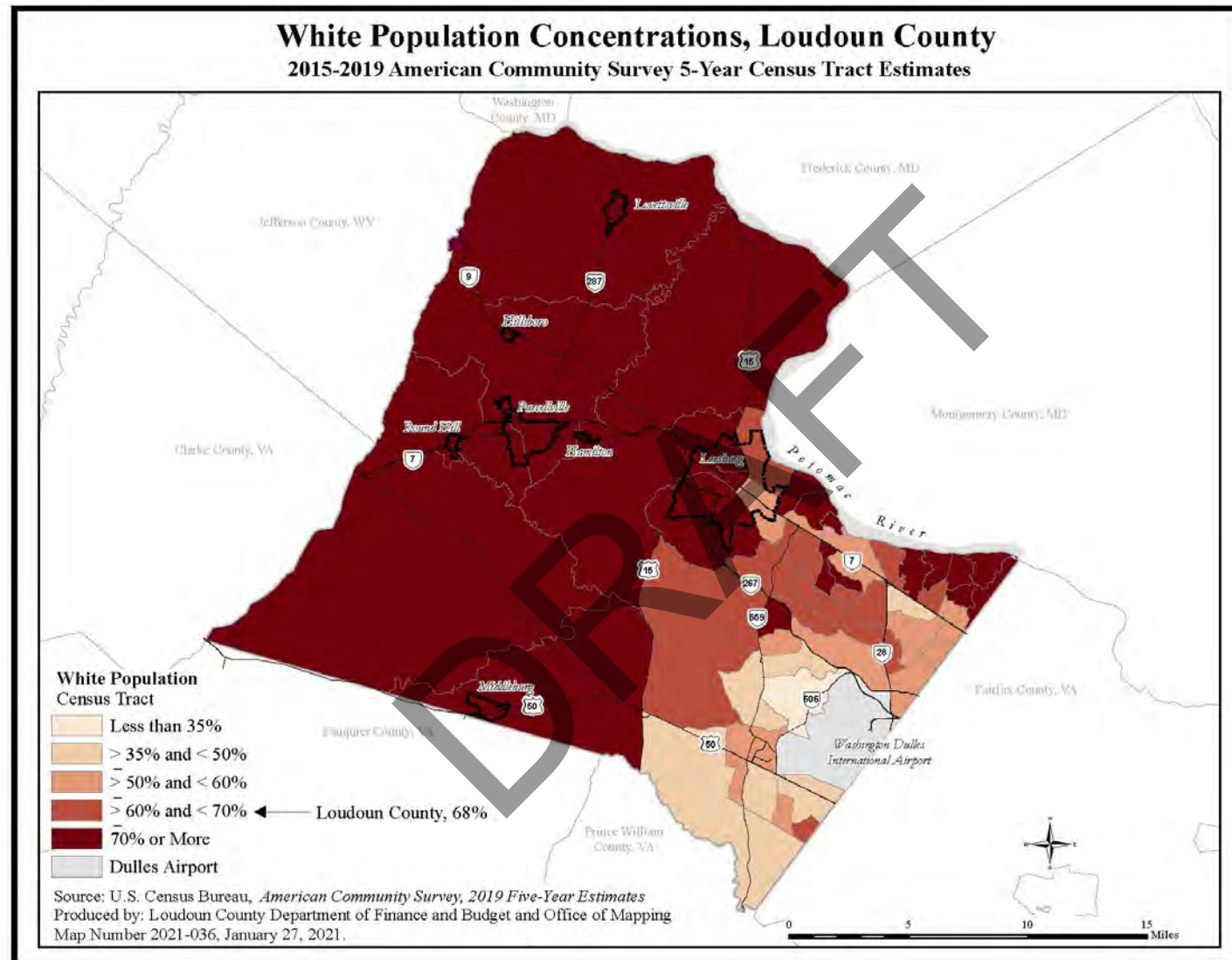
The following financial resources are presented for the FFY 2024 Annual Action Plan and are anticipated to be received to address the Strategies and Goals identified in Loudoun County's Five-Year Consolidated Plan. During the FFY 2024 Program Year, Loudoun County anticipates it will receive the following Federal financial resources:

- **CDBG Funds** - \$1,405,312.00
- **CDBG Prior Year Resources** - \$1,107,000.07
- **CDBG Program Income** - \$0.00
- **HOME Funds** – \$515,805.00
- **HOME Prior Year Resources** - \$748,200.00
- **Total: \$3,776,317.07**

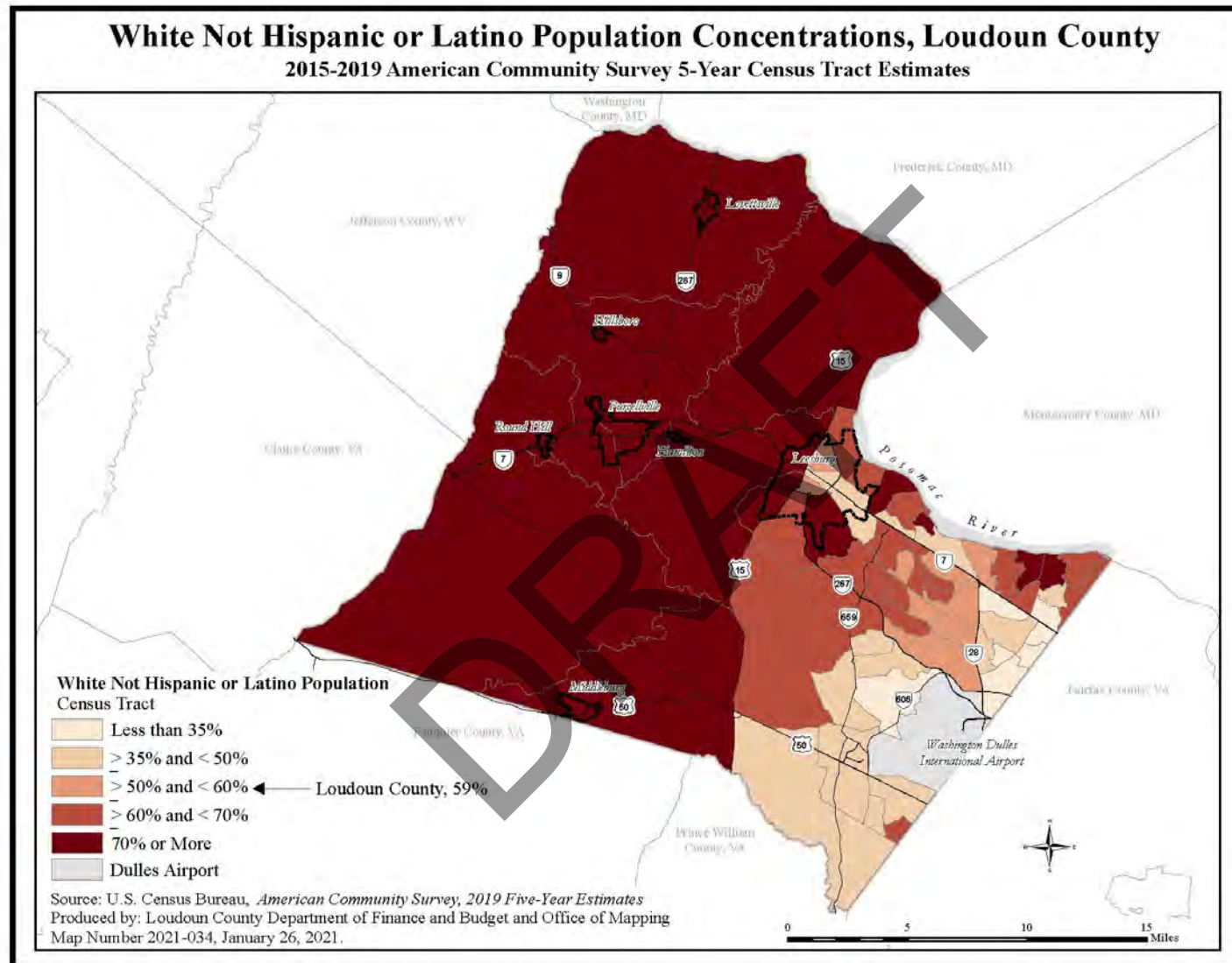
Maps:

The following maps illustrate the demographic characteristics of the Loudoun County:

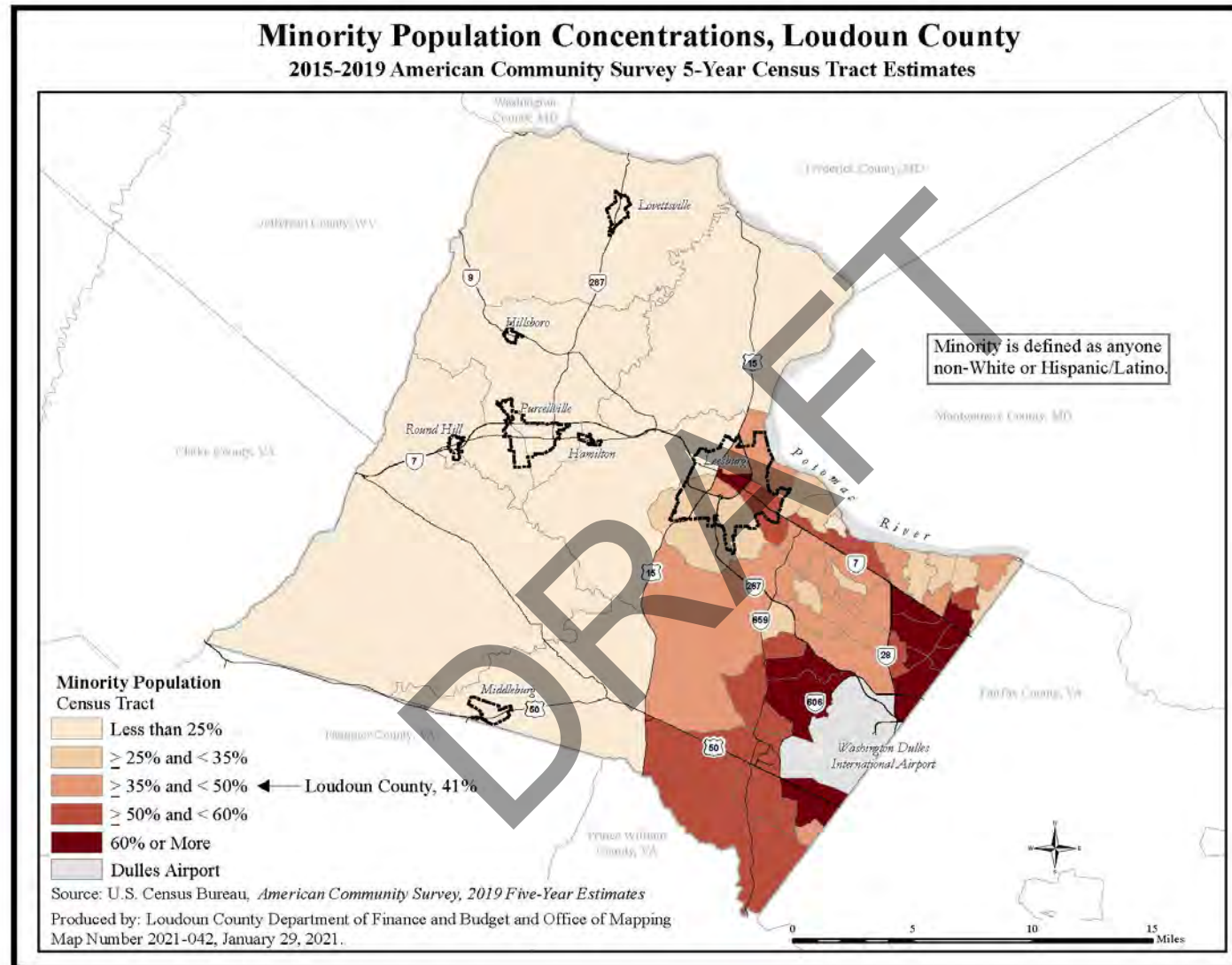
- Percent White Population by Block Group
- White Not Hispanic or Latino Population Concentrations
- Minority Population Concentrations
- Black African American Population Concentrations
- Asian Population Concentrations
- Hispanic Latino Population Concentrations
- Two or More Races Population Concentrations
- Percent of Population Above Poverty
- Median Owner Housing Costs as a Percentage of Household Income



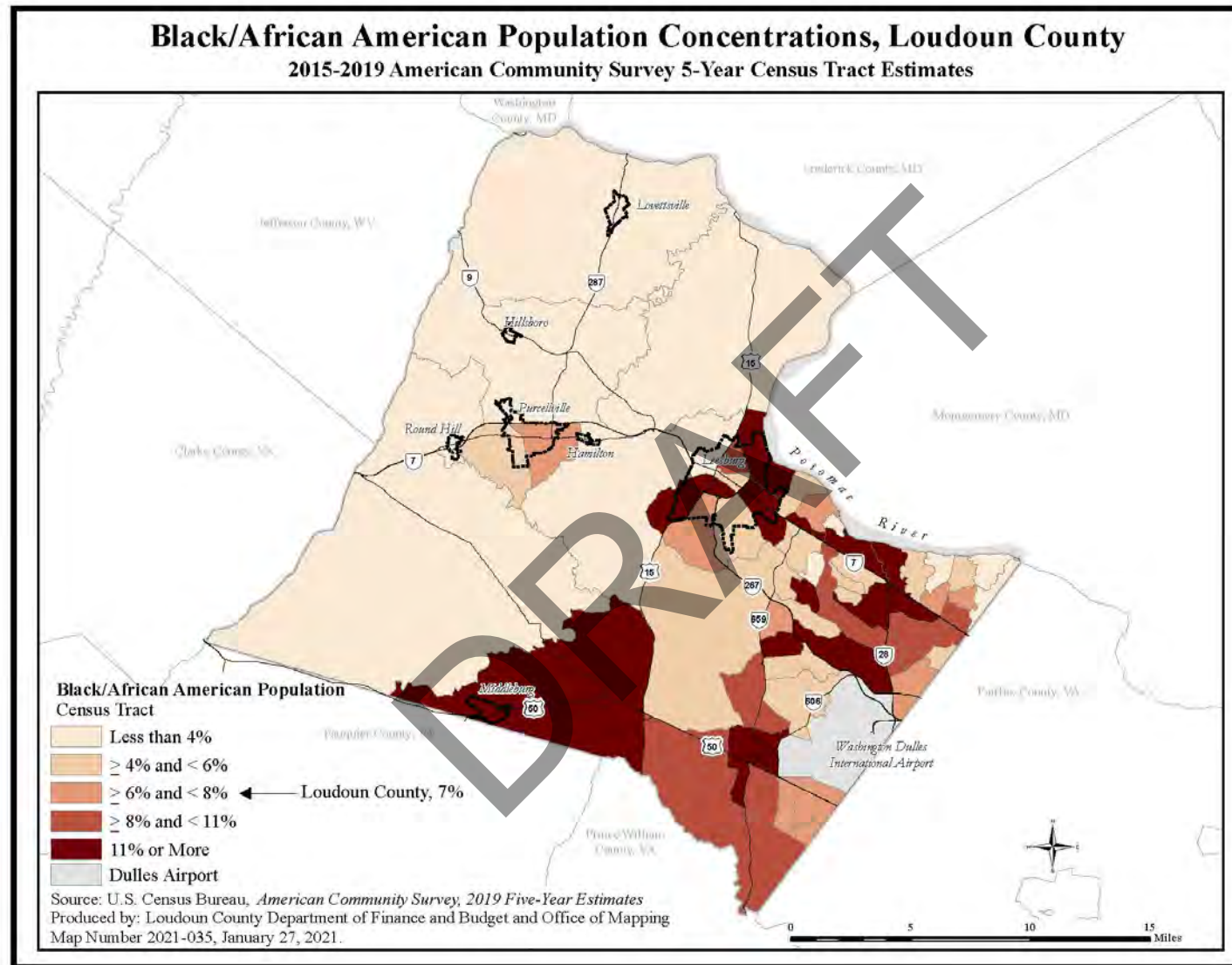
Percent White Population by Block Group



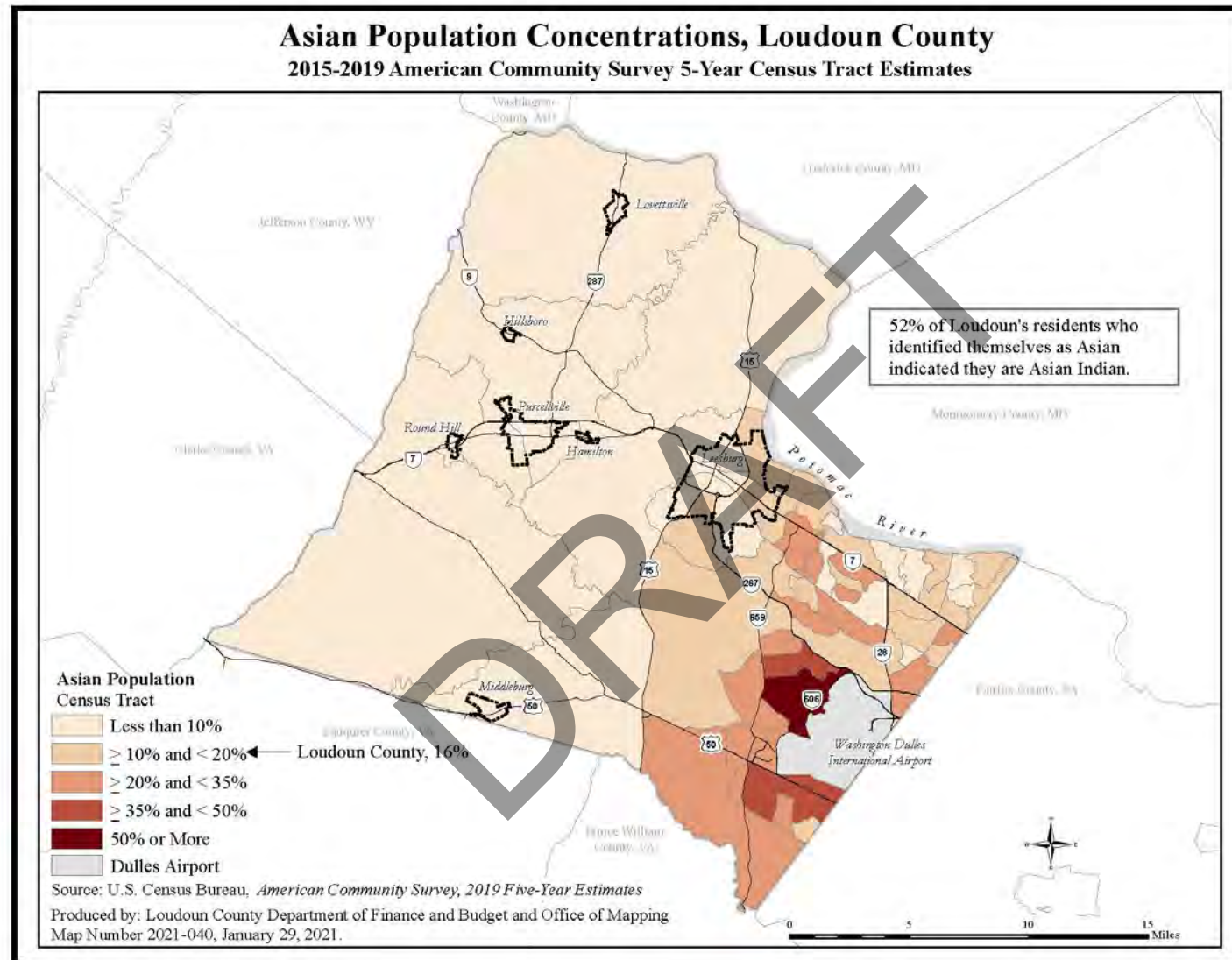
White Not Hispanic or Latino Population Concentrations



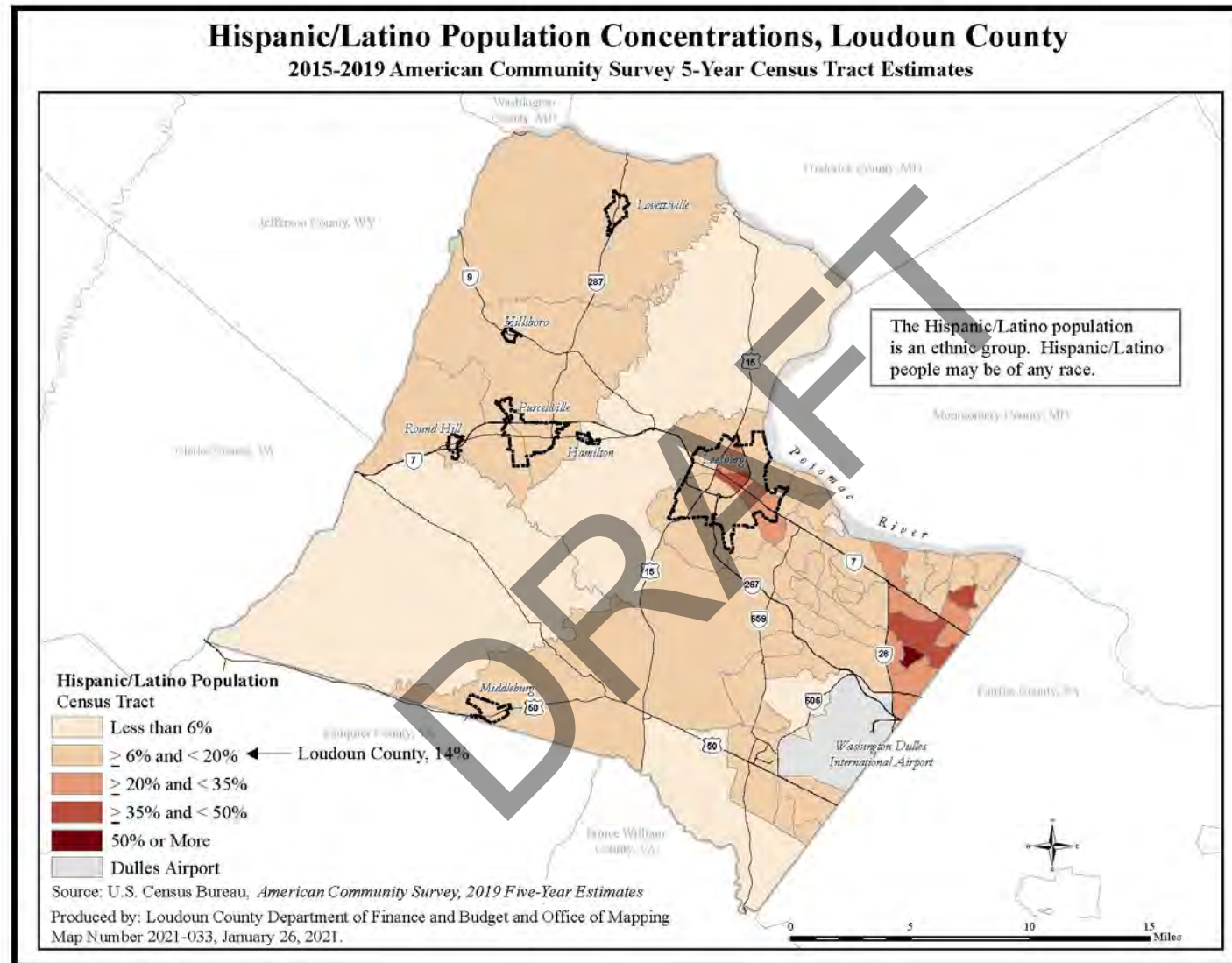
Minority Population Concentrations



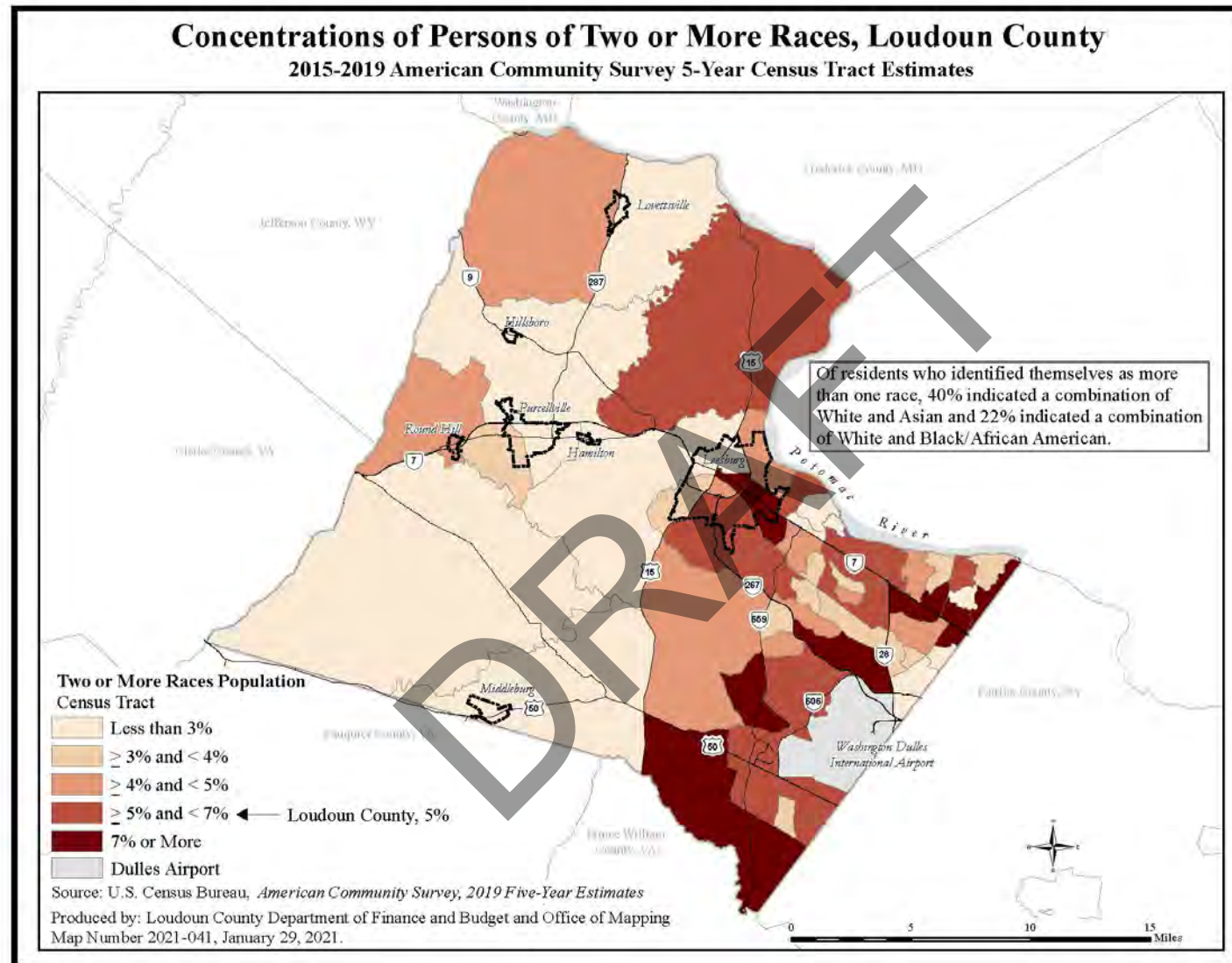
Black African American Population Concentrations



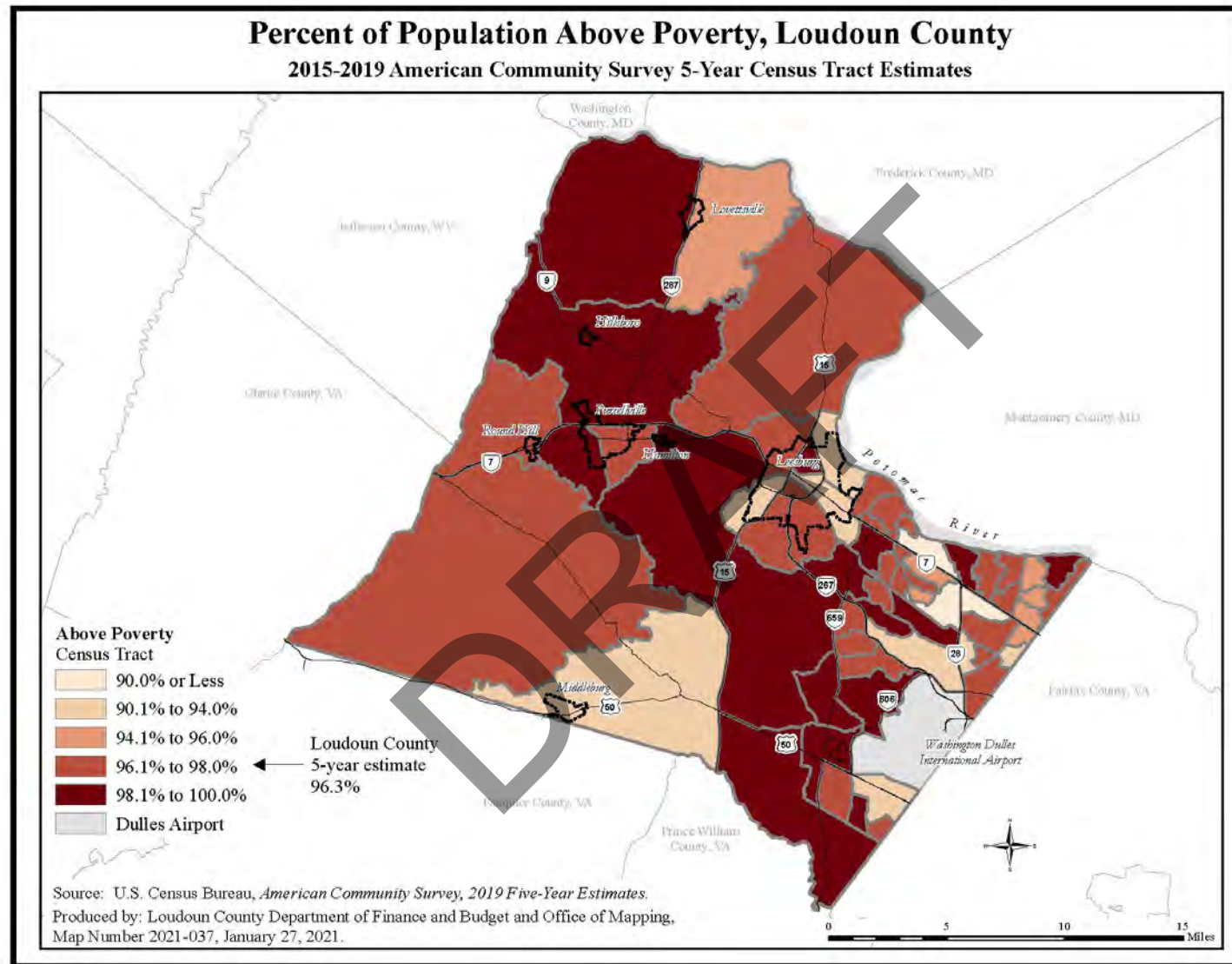
Asian Population Concentrations



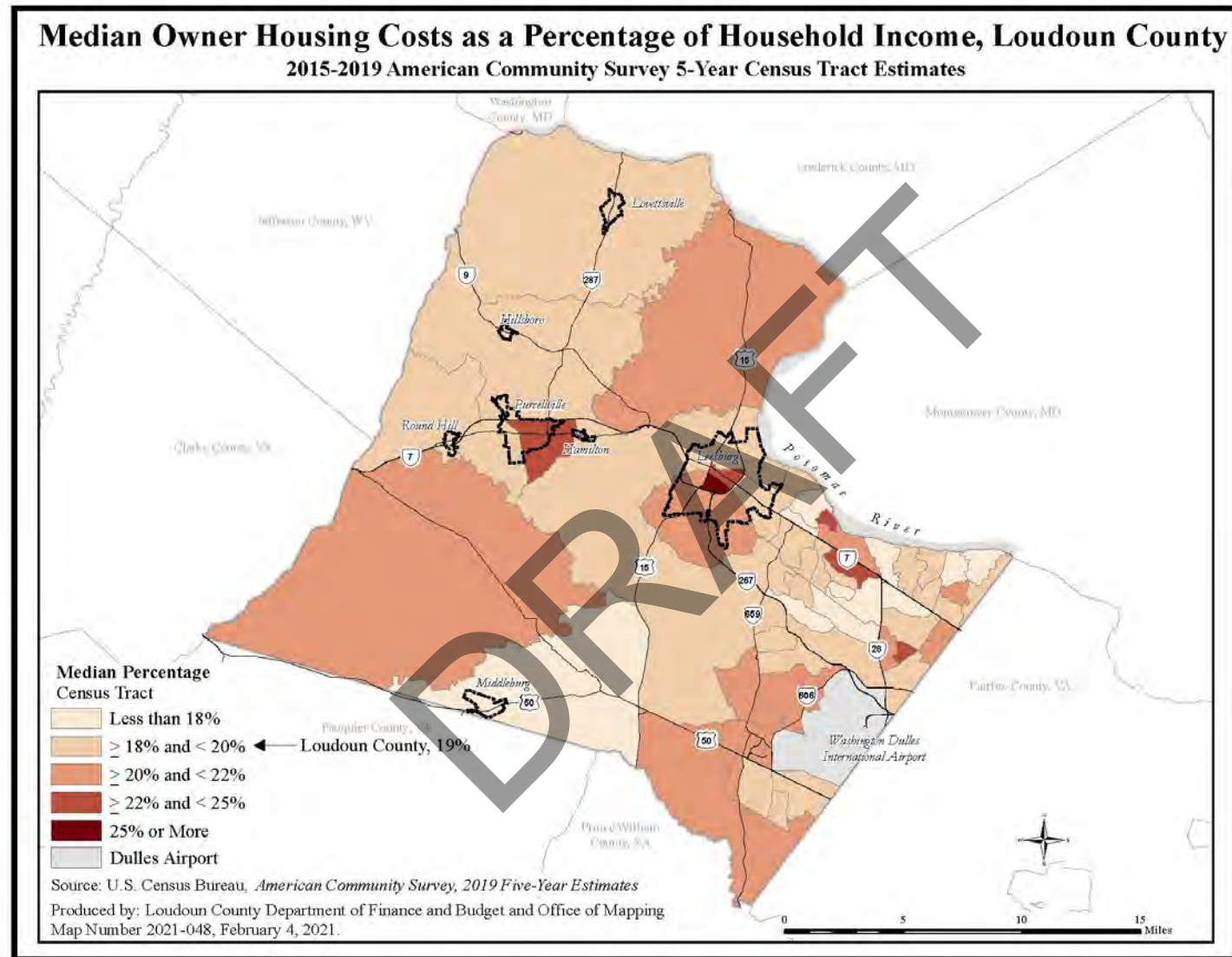
Hispanic Latino Population Concentrations



Two or More Races Population Concentrations



Percent of Population Above Poverty



Median Owner Housing Costs as a Percentage of Household Income

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

During the FFY 2024 CDBG Program Year, Loudoun County proposes to address the following priority needs and goals/objectives from its FFY 2021-2025 Five Year Consolidated Plan as highlighted in *italics*.

Housing Strategy (High Priority)

Priority Need: There is a need to improve the quality of the housing stock in the County by increasing the supply of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers, which is affordable to low- and moderate-income persons and households.

Objective: Improve, preserve, and expand the supply of affordable housing for low- and moderate-income persons and households that is decent, safe, sound, and accessible.

Goals: The following housing goals are:

- **HSS-1 Homeownership** - Assist low- and moderate-income households who wish to become homeowners by providing down payment assistance, closing cost assistance, and required housing counseling training.
- **HSS-2 Housing Construction** - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the County through rehabilitation of existing buildings and new construction.
- **HSS-3 Fair Housing** - Promote fair housing choice and affirmatively further fair housing through education, training, and outreach throughout the County.
- **HSS-4 Owner-occupied Housing Rehabilitation** - Provide financial assistance for low- and moderate-income homeowners to rehabilitate their homes and provide emergency repairs (CDBG only) as needed.
- **HSS-5 Renter-occupied Housing Rehabilitation** - Provide financial assistance for landlords to rehabilitate housing units for low- and moderate-income tenants.
- **HSS-6 Tenant Based Rental Assistance** - Provide assistance for rent, utilities, and security deposits for low-income households faced with the threat of eviction and/or at-risk of becoming homeless.

Homeless Strategy (High Priority)

Priority Need: There is a need for housing and support services for homeless persons and persons who are at-risk of becoming homeless.

Objective: Improve the living conditions and support services available for homeless persons, families, and those who are at-risk of becoming homeless.

Goals: The following homeless goals are:

- **HMS-1 Operation/Support** - Assist homeless providers in the operation of housing and support services for the homeless and persons who are at-risk of becoming homeless.
- **HMS-2 Prevention and Re-Housing** - Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
- **HMS-3 Permanent Housing** - Support the development of permanent supportive housing for homeless individuals and families.

Other Special Needs Strategy (High Priority)

Priority Need: There is a continuing need for affordable housing, services, and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

Objective: Improve the living conditions and services for those residents with other special needs, including the disabled population.

Goals: The following special needs goals are:

- **SNS-1 Housing** - Increase the supply of affordable, accessible, decent, safe, sound, and sanitary housing for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.
- **SNS-2 Social Services** - *Support social service programs and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.*
- **SNS-3 Accessibility** - Improve the accessibility of owner and renter occupied housing by making reasonable accommodations for the physically disabled.

Community Development Strategy (High Priority)

Priority Needs: There is a need to improve the public and community facilities, infrastructure, public social/welfare services, food program, public safety, clearance, and the quality of life for all residents throughout the County.

Objective: Improve the community facilities, infrastructure, public services, and public safety, along with the elimination of blighting influences in the County.

Goals: The following community development goals are:

- **CDS-1 Community Facilities** - Improve the parks, recreational facilities, trails, bikeways, and all public and community facilities in the County.
- **CDS-2 Infrastructure** - Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, waterlines, sewer lines, storm drainage, sanitary sewers, handicap accessibility improvements/removal of architectural barriers, etc.
- **CDS-3 Accessibility Improvements** - Remove and eliminate architectural barriers and make ADA accessibility improvements to public and community facilities.
- **CDS-4 Public Services** - *Improve and enhance public services including programs for youth, the elderly, disabled, and other public service programs for low- and moderate-income persons.*
- **CDS-5 Food Programs** - Provide assistance for food and nutritional programs to address the needs of the unemployed, underemployed, and homeless.
- **CDS-6 Rental Assistance** - Provide utilities, deposits, and rental fees for low-income households who are faced with the threat of eviction and who are at-risk of becoming homeless.
- **CDS-7 Public Safety** - Improve the public safety facilities, equipment, crime prevention programs, and ability to respond to emergency situations.
- **CDS-8 Clearance/Demolition** - Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned, and dilapidated structures in the County.
- **CDS-9 Transportation** - Encourage the public transit authority and carriers to address the needs of low-income persons and families and the disabled to have access to employment, health care, and shopping.
- **CDS-10 Interim Assistance** - Provide assistance on a temporary basis to alleviate conditions in a deteriorating area and/or activities to correct an emergency condition.

Economic Development Strategy (High Priority)

Priority Need: There is a need to increase employment, job training, technical assistance, work force development, and economic empowerment of low- and moderate-income residents in the County.

Objective: Improve and expand employment opportunities in the County for low- and moderate-income persons and households.

Goals: The following economic development goals are:

- **EDS-1 Employment** - *Support and encourage new job creation, job retention, workforce development, employment, and job training services for the unemployed and underemployed persons, including summer youth programs.*

Administration, Planning, and Management Strategy (High Priority)

Priority Need: There is a continuing need for sound planning, administration, management, and oversight of Federal, State, and local funded programs.

Objective: Provide sound and professional planning, administration, oversight and management of Federal, State, and local funded programs and activities.

Goals: The following administration, planning, and management goals are:

- **AMS-1 Overall Coordination** - *Provide program management and oversight for the successful administration of Federal, State, and local funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports, environmental review and clearance, fair housing, and compliance with all Federal, State, and local laws and regulations.*

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Loudoun County has had a good performance record with HUD and regularly meets its established performance standards. Each year the County prepares its Consolidated Annual Performance and Evaluation Report (CAPER) which is submitted to HUD. This report is submitted within ninety (90) days after the start of the new program year. The CAPER is available for review at the County's website at www.loudoun.gov/cdbg and also at the offices of Loudoun County, Housing and Community Development Department. The FFY 2022 CAPER is the third CAPER of the FFY 2021-2025 Five Year Consolidated Plan.

Loudoun County submitted its FFY 2022 CAPER to HUD on September 27, 2023, and was approved by HUD. As reported in the FFY 2022 CAPER, the County expended 100% of its CDBG funds for the benefit of low- and moderate-income persons. The County was under its 15% public services cap, expending 14.34% of its CDBG funds on public services. The County was at the administrative caps of 20% for the CDBG program. The County was over the 1.5 drawdown ratio (1.55). Loudoun County is carrying out its projects in a timely manner and in accordance with all HUD activity guidelines and match requirements.

Ten (10) projects were funded during the program year; five (5) were public service projects providing employment services, health services, homelessness prevention, counseling for first-time homebuyers and eviction prevention, food pantry assistance, and case management for at-risk families and targeting services to low-income individuals and families. The four (4) capital

projects included funding the long-term lease of a community services center serving low-income and at-risk children and families in eastern Loudoun, rehabilitation of homes in Loudoun County, and the acquisition of two (2) homes for rehabilitation and disposition to low-income families.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

HUD requires communities to adopt a Citizen Participation Plan to afford citizens with a means to provide input and participation in the Five-Year Consolidated Plan and Annual Action Plan planning process. The Citizen Participation Plan encourages citizen participation to address the needs in the community for housing, community development, public services, funding priorities for programs, activities, and areas of need.

Citizen input on the Annual Action Plan was solicited through publicized advertisements in local media on the purpose of the Plan and the public input process. County residents had the opportunity to comment on housing, homelessness, community development, and public service needs at public hearings or by directly contacting the County. Special accommodation was available for persons with mobility, visual, speech or hearing impairments. While preparing the FFY 2024 Annual Action Plan, the Loudoun County Department of Housing and Community Development consulted with social service agencies, housing providers, and through the Department of Family Services, members of the Continuum of Care. Input came through public hearings and applications for funding to develop the FFY 2024 Annual Action Plan. Information on the FFY 2024 Annual Action Plan was available to local agencies, nonprofit organizations and other stakeholders working with minority, non-English speaking, and physically impaired residents to gather as much public input to participate in the planning process.

The Loudoun County Family Services Advisory Board hosted a public hearing on Wednesday, December 13, 2023, at 4:30 PM, to obtain citizens' views. The Board responds to proposals and questions on housing and community development needs, including priority housing and non-housing community development needs, fair housing issues, development of proposed activities, and review of program performance. The Loudoun County Board of Supervisors held a public hearing on Wednesday, April 10, 2024, at 6:00 PM, on the FFY 2024 Annual Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The Loudoun County Housing Advisory Board, whose members are appointed by the Board of Supervisors, hosted a public hearing on Wednesday, December 13, 2023, at 4:30 PM, to receive input from interested residents and stakeholders on housing and community development needs, including priority non-housing community development needs, fair housing issues, and program performance. The participants were asked to identify priority program issues for this Annual Action Plan. There were twenty-two (22) people who attend the public hearing. Several speakers mentioned the importance of the CDBG program and benefit to low- and moderate-income residents of the County and the growing need for public services.

On Friday, March 8, 2024, the draft FFY 2024 Annual Action Plan was placed on display for public comment. Comments on the Plans were accepted from Friday, March 8, 2024, through Wednesday, April 10, 2024, at 5:00 PM.

The Loudoun County Board of Supervisors held a public hearing on the FFY 2024 Annual Action Plan on Wednesday, April 10, 2024, at 6:00 PM.

Comments were received during the public display period and at April 10, 2024 Supervisors public hearing will be incorporated prior to submission of the FFY 2024 Annual Action Plan.

All the comments received were considered in the preparation of the FFY 2024 Annual Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

Comments received through the citizen participation process were considered in the preparation of the proposed and final Annual Action Plan.

7. Summary

The FFY 2021-2025 Five Year Consolidated Plan identified the County's housing, homelessness, special needs populations and community development needs. It established priorities and objectives and developed strategies for addressing priority needs over the five-year period. The selected FFY 2024 Annual Action Plan activities work toward addressing those needs.

The FFY 2024 Annual Action Plan for County Fiscal Year 2025 for Loudoun County includes the County's CDBG Program and outlines which activities the County will undertake during the program year beginning July 1, 2024, and ending June 30, 2025. This is the County's fourth year of the FFY 2021-2025 Five-Year Consolidated Plan.

During the FFY 2024 CDBG Program Year, Loudoun County proposes to address the following priority needs from its Five-Year Consolidated Plan:

- Housing Strategy

- Other Special Needs Strategy
- Community Development Strategy
- Economic Development Strategy
- Administration, Planning, and Management Strategy

A “draft” of the FFY 2024 Annual Action Plan was placed on display on the County’s website at www.loudoun.gov/cdbg. The display period started on Friday, March 8, 2024 through Wednesday, April 10, 2024, at 5:00 PM for a 30-day display period. The Public Hearing was held on Wednesday, April 10, 2024, at 6:00 PM to discuss the proposed activities and solicit resident comments. Upon completion of the 30-day comment period, Loudoun County submitted the FFY 2024 Annual Action Plan to the U.S. Department of Housing and Urban Development through IDIS on or before Wednesday, May 15, 2024.

8. Budget

During the FFY 2024 Program Year, Loudoun County will receive \$1,405,312 in CDBG Funds, \$1,107,000.07 in Prior Year CDBG Resources, \$515,805 in HOME Funds, and \$748,200 in Prior Year HOME Resources. Loudoun County proposes to undertake the following activities in FFY 2024:

FFY 2024 CDBG BUDGET -

Public Service:

- Northern Virginia Dental Clinic - \$34,000.00
- A Farm Less Ordinary - \$33,750.00
- A Place to Be - \$50,000.00
- Northern Virginia Family Services - \$75,370.37
- Crossroads - \$17,676.43

Housing Projects:

- Affordable Housing Activities - \$1,770,452.87

Administration:

- General Administration - \$281,062.40

Total FFY 2024 CDBG Allocation = \$2,262,312.07

FFY 2024 HOME BUDGET -**Administration:**

- HOME Administration - \$51,580.50

Housing Projects:

- Down Payment Assistance/Closing Cost Assistance - \$522,553.75
- CHDO Set-Aside - \$189,870.75
- HOME Tenant-Based Rental Assistance - \$500,000.00

Total FFY 2024 HOME Allocation = \$1,264,005.00

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PR-05 Lead & Responsible Agencies – 91.200(b)**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Loudoun County	Department of Housing and Community Development
HOME Administrator	Loudoun County	Department of Housing and Community Development

Table 1 – Responsible Agencies

Narrative (optional)

Loudoun County Department of Housing and Community Development is the lead agency and responsible department for administering the County's CDBG and HOME Programs. The program administrator ensures the Loudoun County Board of Supervisors are well informed concerning the CDBG planning process and ensures the Board of Supervisors' approval is obtained for the Five-Year Consolidated Plan and subsequent Annual Action Plan submissions.

Consolidated Plan Public Contact Information

Primary contact:

Ms. Johnette M. Powell

CDBG Program Manager

Department of Housing and Community Development

P.O. Box 7000 Leesburg, VA 20177

(703) 737-8755 (Direct)

(703) 771-5454 (Fax)

Johnette.Powell@loudoun.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**1. Introduction**

While preparing the FFY 2024 Annual Action Plan, the Loudoun County Department of Housing and Community Development consulted with social service agencies, housing providers, and through the Department of Family Services, members of the Continuum of Care. Input came through public hearings and applications for funding to develop the FFY 2024 Annual Action Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Loudoun County Department of Housing and Community Development works with the following agencies to enhance coordination:

- **Loudoun County Housing Choice Voucher Program** - Section 8 Housing Choice Vouchers.
- **Social Services Agencies** - Funds to improve services to low- and moderate-income persons.
- **Housing Providers** - Funds to rehabilitate and develop affordable housing and provide housing options for low- and moderate-income households.
- **Department of Family Services** - oversees the Continuum of Care for the County.

The Department of Housing and Community Development works closely with other County Departments, nonprofit organizations, faith-based organizations, and private enterprises working with adult and child protective services, at risk youth, persons with disabilities and/or HIV/AIDS and their families, individuals/families experiencing homelessness (including chronically homeless), and the elderly to continue to identify needs and gaps in services.

As part of the CDBG application planning process, local agencies, and organizations are invited to submit proposals for CDBG funds for eligible activities. These groups participated in the planning process by attending the public hearings and completing funding applications.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Department of Family Services is the lead agency for the Continuum of Care (CoC) and provides housing related programs for Homeless Prevention & Diversion, Emergency Shelter, Drop In Center, Cold Weather Shelter, Permanent Supportive Housing and Emergency Support Services. The priority needs

addressed by the CoC were incorporated in the Needs Assessment and Strategic Planning sections of the 2021-2025 Five Year Consolidated Plan for Loudoun County and considered when reviewing funding applications for FFY 2024 CDBG funds.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

Loudoun County is not a direct recipient of ESG funds. The Department of Family Services oversees the HMIS reports and coordination.

- 2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

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Table 2 – Agencies, groups, organizations who participated

1.	Agency/Group/Organization	Housing Advisory Board
	Agency/Group/Organization Type	Other government – County Planning Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on funding recommendations and contingency plan for the 2024-2025 CDBG Program.
2.	Agency/Group/Organization	Family Services Advisory Board
	Agency/Group/Organization Type	Services-homeless Other government – County Planning Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted for input on the needs for the FFY 2024 Annual Action Plan.

3.	Agency/Group/Organization	Northern Virginia Dental Clinic
	Agency/Group/Organization Type	Services-Health Health Agency Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation on health (dental) needs of the low-income population which cannot afford dental insurance.
4.	Agency/Group/Organization	Good Shepherd Alliance, Inc.
	Agency/Group/Organization Type	Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation with agency at community outreach on housing needs for homeless persons and families. The anticipated outcome is improved coordination to increase housing for homeless persons and families.
5.	Agency/Group/Organization	A Farm Less Ordinary
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the needs of persons with intellectual and developmental disabilities. Consultation on the expansion of services in the community to expand employment opportunities of persons in the ID/DD community.
6.	Agency/Group/Organization	Crossroads Jobs
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the needs of persons who are unemployed/under employed. Consultation on the expansion of services in the community to expand employment opportunities of persons in need of job search skills and placement.
7.	Agency/Group/Organization	Mobile Hope Association
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the needs of very low-income youth who are or at risk of becoming homeless and have other risk factors. In addition, consultation on the expansion of homelessness prevention services in the community. The expected outcome is improved coordination for housing and services in an underserved segment of the County.

8.	Agency/Group/Organization	Loudoun Citizens for Social Justice, Inc (LAWS)
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the needs of very low-income Victims of Domestic Violence who are/or at risk of becoming homeless and have other risk factors. In addition, consultation on the expansion of homelessness prevention services in the community. The expected outcome is improved coordination for housing and services in an underserved segment of the County.
9.	Agency/Group/Organization	Northern Virginia Family Service
	Agency/Group/Organization Type	Services – Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the needs of low- and moderate-income families who are/or at risk of becoming homeless and have other risk factors. In addition, consultation on the expansion of homelessness prevention services and other needs to improve quality of life in the community. The expected outcome is improved coordination for housing and services in an underserved segment of the County.

10.	Agency/Group/Organization	OARS
	Agency/Group/Organization Type	Services - Housing Services - Education Other: Services-Re-entry
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Other - Re-entry Resources
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the needs of low- and moderate-income persons who re-entering the community after incarceration. Improve quality of life in the community. The expected outcome is improved coordination for housing and services in an underserved segment of the County.
11.	Agency/Group/Organization	Tree of Life Ministries
	Agency/Group/Organization Type	Services-Housing Services-Homeless Services-Families
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy Other: Health Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the needs of low- and moderate-income families who are/or at risk of becoming homeless and have other risk factors. In addition, consultation on the expansion of homelessness prevention services and other needs to improve quality of life in the community. The expected outcome is improved coordination for housing and services in an underserved segment of the County.
12.	Agency/Group/Organization	COMCAST
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional Organization Business Leaders

	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Comcast internet plans were examined to see the services they offer for County residents.
13.	Agency/Group/Organization	Loudoun County
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Service-Fair Housing Services - Narrowing the Digital Divide Health Agency Child Welfare Agency Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County Regional Organization Planning Organization Recreation Grantee Department

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Lead-based Paint Strategy Anti-poverty Strategy Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Loudoun County Department were contacted to determine the needs for the County.
14.	Agency/Group/Organization	A Place to Be
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Children Services-Elderly Persons Recreation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the needs of those in the county with cognitive and physical disabilities. Consultation on what therapeutic plans and actions are the most effective for the population.

15.	Agency/Group/Organization	Loudon Serenity House
	Agency/Group/Organization Type	Services – Housing Services-homeless Services-Health Anti-poverty Strategy Community Development Strategy
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy Other: Health Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the needs of low-moderate income women in the County, who struggle with addiction and have a risk to become homeless
16.	Agency/Group/Organization	The Chris Atwood Foundation
	Agency/Group/Organization Type	Services – Housing Services-homeless Services-Health Anti-poverty Strategy
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy Other: Health Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the needs of persons with drug addictions in the County.

17.	Agency/Group/Organization	Mosaic Virginia
	Agency/Group/Organization Type	Services-Health Community Development Strategy Services-Children
	What section of the Plan was addressed by Consultation?	Services-Health Anti-poverty Strategy Other: Health Care
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted on the needs of low-moderate income women in the County in term of medical and feminine medical needs.

Identify any Agency Types not consulted and provide rationale for not consulting.

An effort was made and consult with a variety of agencies, groups and organizations involved with or interested in affordable housing, homeless, persons with special needs and community/economic development.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Department of Family Services	Strategic Plan goals parallel for homelessness.
County Comprehensive Plan	Loudoun County, Department of Planning	Strategic Plan goals for affordable housing complement the goals in the County's Comprehensive Plan.
Northern Virginia Hazard Mitigation Plan	Office of Emergency Management	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Proposed Broadband Strategic Plan	Loudoun County, Department of Information Technology	They are incorporated in the Five-Year Consolidated Plan and the Annual Action Plans.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Loudoun Human Service Network is a coalition of nonprofit organizations working through advocacy and collaboration to ensure availability and access to human services for Loudoun County residents. The mission is to be a collective voice for all members of the Network serving the County, promote the important benefits and gain support from key decision makers.

AP-12 Participation – 91.105, 91.200(c)**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal setting.**

Citizen input on the FFY 2024 Annual Action Plan was solicited through publicized advertisement in local media on the purpose of the Plan and the public input process. County residents had the opportunity to comment on housing, homeless, community development, and public service needs at public hearings, meetings, or by directly contacting the County. Special accommodations were made available for persons with mobility, visual, speech, or hearing impairments. Information on the FFY 2024 Annual Action Plan was available to local agencies, nonprofit organizations and other stakeholders working with minority, non-English speaking, and physically impaired residents to gather as much public input to participate in the planning process.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Public Meeting	Non-targeted/broad community	Hosted by Housing Advisory Board on Wednesday, December 13, 2023, to receive input from interested residents and stakeholders on housing and community development needs, including fair housing issues and program performance. Participants were asked to identify needs in the County. There were twenty-two (22) persons in attendance including County staff.	The minutes of the meeting are attached.	Comments received through the citizen participation process were considered in the development of the Annual Action Plan.	Not Applicable.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2.	Internet Outreach	Non-targeted/broad community	Information on the FFY 2024 Annual Action Plan schedule was made available to local agencies, non-profit organizations and other stakeholders working with minority, non-English speaking, and physically impaired residents to afford as many people as possible for full public participation in the process.	No comments received via the internet.	Not Applicable.	www.loudoun.gov/cdbg

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3.	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Agencies/ Organizations</p>	Information on the FFY 2024 Annual Action Plan schedule was distributed to local agencies, nonprofit organizations and other stakeholders working with minority, non-English speaking, and physically impaired residents to afford as many people as possible for full public participation in the process.	No comments received as a result of the newspaper notices.	Not Applicable.	Not Applicable.
4.	Internet Outreach	Non-targeted/broad community	The County posted the Draft FFY 2024 Annual Action Plan on the County's website.	No comments received via the internet.	None.	www.loudoun.gov/cdbg

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5.	Public Meeting	Non-targeted/broad community Advisory Boards	Presentation on the Annual Action Plan process and funding recommendations were made on April 10, 2024, to the Housing Advisory Board.	The minutes of the meeting are attached.	Not Applicable.	Not Applicable.
6.	Loudoun County Board of Supervisors - Public Meeting	Non-targeted/broad community Agencies/Organizations	April 10, 2024, the Annual Action Plan was presented to the Loudoun County Board of Supervisors at the public hearing on the FFY 2024 Annual Action Plan.	The minutes of the meeting are attached.	Not Applicable. All comments were accepted.	Not Applicable.

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

During FFY 2024 CDBG program year, the following resources (for housing, community development, and public services targeted primarily to low- and moderate-income citizens, including persons at risk for or experiencing homelessness) are expected to be available. The FFY 2024 allocation of Community Development Block Grant (CDBG) funds from HUD are \$1,405,312 and the HOME Partnership (HOME) funds from HUD are \$515,805. The County will reallocate \$1,107,000.07 in CDBG carryover funds from prior years and \$748,200 in HOME carryover funds from prior years. The CDBG and HOME carryover funds will be used for activities in the FFY 2024 Annual Action Plan budget. Funds allocated to the County are based on a formula allocation used by HUD. The FFY 2024 CDBG and HOME funding distribution for projects is included in Section AP 38 of the Annual Action Plan. The program year goes from July 1, 2024, through June 30, 2025. These funds will be used to address the following strategies:

- Housing Strategy (HSS);
- Other Special Needs Strategy (SNS);
- Community Development Strategy (CDS);
- Economic Development Strategy (EDS); and
- Administration, Planning, and Management Strategy (AMS).

The accomplishments of these projects/activities will be reported in the FFY 2024 Consolidated Annual Performance and Evaluation Report (CAPER).

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,405,312.00	0.00	1,107,000.07	2,512,312.07	1,683,792.00	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Seven (7) projects/activities were funded based on FY 2024 CDBG allocations.
HOME	public federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	515,805.00	0.00	748,200.00	1,264,005.00	484,195.00	The HOME Investment Partnership (HOME) program is a program that provides communities with resources to address a variety of housing needs. Four (4) projects/activities were funded based on FY 2024 HOME allocations.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Resources available to assist the County address its housing and community development needs include funds for the Housing Choice Voucher program to administer tenant and project-based vouchers. This also includes Family Self Sufficiency Coordinator funds for the HCV program, housing assistance payments, utility reimbursements, and funds for mainstream voucher payments.

The Supportive Housing Program with Continuum of Care Grants from HUD for Permanent Supportive Housing and case management are also available. Permanent Supportive Housing and emergency shelter operating costs which includes funds for supportive services, operations and rent for PSH; local funds for staffing and administration of Homelessness Prevention Program; and Down Payment/Closing Cost and Public Employee Grant Programs for low- and moderate-income homebuyers; and the Rental Rehabilitation Program.

The Virginia Department of Housing and Community Development uses the "Virginia Homeless Solutions Program" grant and makes funds available for funding Rapid Re-Housing, homelessness prevention, CoC operations and planning, and CoC Coordinated Entry. Virginia Department of Behavioral Health and Developmental Services grants funds for the State Rental Assistance Program.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The lack of affordable housing has been identified a major need in the County. The County is currently investigating ways to use publicly owned land or property to address this particular need. The County has completed an inventory of public land for potential use in the development of affordable housing. Additionally, the County using CDBG funds has not acquired or improved any land, property, or buildings that is available for sale.

Discussion

Not Applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	HSS-1 Homeownership	2021	2025	Affordable Housing	Countywide	Housing Strategy	HOME: \$522,553.75	Homeowner Housing Added: 15 Household Housing Unit
2.	HSS-2 Housing Construction	2021	2025	Affordable Housing	Countywide	Housing Strategy	CDBG: \$1,770,452.87 HOME: \$189,870.75	Rental units constructed: 1 Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 5 Homeowner Housing Units Housing rehabilitated: 0 Other: 0 Other
3.	HSS-6 Tenant Based Rental Assistance	2021	2025	Affordable Housing	Countywide	Housing Strategy	HOME: \$500,000	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
4.	SNS-2 Social Services	2021	2025		Countywide	Other Special Needs Strategy	CDBG: \$50,000.00	Public Service activities other than Low/Mod Income Households: 130 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5.	CDS-4 Public Services	2021	2025	Non-Housing Community Development	Countywide	Community Development Strategy	CDBG: \$109,370.37	Public service activities other than Low/Moderate Income Housing Benefit: 475 Persons Assisted
6.	EDS-1 Employment	2021	2025	Economic Development	Countywide	Economic Development Strategy	CDBG: \$51,426.43	Public service activities other than Low/Moderate Income Housing Benefit: 213 Persons Assisted
7.	AMS-1 Overall Coordination	2021	2025	Administration	Countywide	Administration, Planning, and Management Strategy	CDBG: \$281,062.40 HOME: \$51,580.50	Other: 2 Other

Table 6 – Goals Summary

Goal Descriptions

1.	Goal Name	HSS-1 Homeownership
	Goal Description	Assist low- and moderate-income households who wish to become homeowners by providing down payment assistance, closing cost assistance, and required housing counseling training.
2.	Goal Name	HSS-2 Housing Construction
	Goal Description	Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the County through rehabilitation of existing buildings and new construction.

3.	Goal Name	HSS-6 Tenant Based Rental Assistance
	Goal Description	Provide assistance for rent, utilities, and security deposits for low-income households faced with the threat of eviction and/or at-risk of becoming homeless.
4.	Goal Name	SNS-2 Social Services
	Goal Description	Support social service programs and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
5.	Goal Name	CDS-4 Public Services
	Goal Description	Improve and enhance public services including programs for youth, the elderly, disabled, and other public service programs for low- and moderate-income persons.
6.	Goal Name	EDS-1 Employment
	Goal Description	Support and encourage new job creation, job retention, workforce development, employment, and job training services for the unemployed and underemployed persons, including summer youth programs.
7.	Goal Name	AMS-1 Overall Coordination
	Goal Description	Provide program management and oversight for the successful administration of Federal, State, and local funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports, environmental review and clearance, fair housing, and compliance with all Federal, State, and local laws and regulations.

Loudoun County will utilize its grant year FFY 2024 CDBG funds to assist the following households:

- **Median Income** – 13 household
- **Low Income** – 7 household
- **Extremely Low Income** – 1 household

Projects

AP-35 Projects – 91.220(d)

Introduction

Funding recommendations listed below were developed through a structured review process on January 30, 2024 and presented to the Housing Advisory Board (HAB) for action on January 31, 2024. The HAB approved the recommendations. For plan year 2024, five (5) public service projects and one (1) housing program are recommended for funding. Program administrative costs, to include staffing costs and expenses necessary to manage and operate the CDBG program, were also approved for funding. The Board of Supervisors adopted the FFY 2024 Annual Action Plan at a public meeting on April 10, 2024.

Projects

#	Project Name
1.	Affordable Housing Activities
2.	Northern Virginia Dental Clinic
3.	A Farm Less Ordinary
4.	A Place to Be
5.	Northern Virginia Family Services
6.	Crossroads Employment Program
7.	CDBG Administration
8.	HOME Administration
9.	CHDO Set-Aside
10.	Tenant Based Rental Assistance (TBRA)
11.	Down Payment Assistance/Closing Cost Assistance

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Thirteen (13) applications were received from Thirteen (13) organizations during this funding round. Thirteen (13) applications propose public service projects.

The total amount of public service funding requested by applicants is \$1,146,491.72. The amount of CDBG funds available for all projects is \$1,405,312. The maximum amount of CDBG public service funds is \$210,796.80 based off the 15% Public Service Cap. Four (4) applications for Public Service were awarded at 100% and one was awarded at 33.2% of the amount requested.

The funding was recommended by the Finance, Government Operations, and Economic Development Committee (FGOEDC) on February 13, 2024. Approval by the Board of Supervisors for the awarded amounts and the FY 2024 Annual Action Plan was on April 10, 2024. Unfortunately, there were more applications than CDBG funds available.

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AP-38 Project Summary**Project Summary Information**

1.	Project Name	Affordable Housing Activities
	Target Area	Countywide
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Strategy
	Funding	CDBG: \$1,770,452.87
	Description	Through an RFP process funds will be awarded to developer seeking to develop affordable housing in the County. (Prior Year CDBG Funds - \$1,107,000.07.)
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately five (5) low-income housing unit.
	Location Description	Property locations to be determined.
	Planned Activities	Development of low-income housing.
2.	Project Name	Northern Virginia Dental Clinic
	Target Area	Countywide
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$34,000.00
	Description	Providing access to oral health care services which is disproportionately found in the area's indigent population. Lack of dental services is one of the most frequently mentioned gaps in service for low-income households.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 extremely low and very low-income persons will benefit from this activity.
	Location Description	2 Pidgeon Hill Drive, Suite 230 Sterling, VA 20165.
	Planned Activities	Comprehensive dental care services for adults ages 18 years and older.
3.	Project Name	A Farm Less Ordinary
	Target Area	Countywide
	Goals Supported	EDS-1 Employment
	Needs Addressed	Economic Development Strategy
	Funding	CDBG: \$33,750.00

	Description	CDBG funds will be used for training and employment for young adults with development disabilities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately thirty-eight (38) low-income persons.
	Location Description	20133 Gleedsville Road, Leesburg, VA 20175
	Planned Activities	Provide job training and employment skills for developmentally delayed and in intellectually disabled employees.
4.	Project Name	A Place to Be
	Target Area	Countywide
	Goals Supported	SNS-2 Social Services
	Needs Addressed	Other Special Needs Strategy
	Funding	CDBG: \$50,000.00
	Description	CDBG funds will be used for financial aid to access therapeutic services for individuals with disabilities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 130 low-income persons.
	Location Description	1600 Village Market Blvd SE suite #108, Leesburg VA 20175
	Planned Activities	Therapeutic services for individuals with disabilities.
5.	Project Name	Northern Virginia Family Services
	Target Area	Countywide
	Goals Supported	CDS-4 Public Services
	Needs Addressed	Community Development Strategy
	Funding	CDBG: \$75,370.37
	Description	CDBG funds will be used for family support for first time pregnant women/teens and parents of children 1-3 years at high risk of negative health and development.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 175 low-income persons.
	Location Description	43323 Railstop Terrace, Ashburn, VA 20147
	Planned Activities	Family support for first time pregnant women/teens and parents.

6.	Project Name	Crossroads Employment Program
	Target Area	Countywide
	Goals Supported	EDS-1 Employment
	Needs Addressed	Economic Development Strategy
	Funding	CDBG: \$17,676.43
	Description	Provide individualized job search training, job placement and retention services for unemployed and underemployed Loudoun County residents at both Leesburg and Sterling locations.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 175 extremely low and very low-income households will benefit from this activity.
	Location Description	8C South St. SW, Leesburg, VA 20175
	Planned Activities	Evaluate skills and needs of program participants, help identify necessary support services during job search.
7.	Project Name	CDBG Administration
	Target Area	Countywide
	Goals Supported	AMS-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Strategy
	Funding	CDBG: \$281,062.40
	Description	Funds are used for administrative, and staff cost for the administration of the CDBG program. A maximum of 20% of the CDBG entitlement award may be allocated for program administration costs, which includes staff payroll and fair housing studies/evaluations, among other costs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 Organization
	Location Description	106 Catoctin Circle SE, Leesburg, VA 20175

	Planned Activities	<p>This activity provides funding for administrative and staff costs to implement and manage Loudoun County's CDBG Entitlement Program. This includes coordination with each organization and project that is funded during the year, project monitoring, processing drawdowns, compliance with Federal environmental regulations and reviews, compliance with fair housing regulations, and other Federal requirements.</p> <p>The Regulatory Citation is General Program Administration, 570.206</p> <p>The Matrix Code is 21A, General Program Administration</p>
8.	Project Name	HOME Administration
	Target Area	Countywide
	Goals Supported	AMS-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Strategy
	Funding	HOME: \$51,580.50
	Description	Funds for oversight, management, and administration of the HOME Program.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 Organization
	Location Description	106 Catoclin Circle SE, Leesburg, VA 20175
	Planned Activities	<p>The Regulatory Citation is General Program Administration, 570.206</p> <p>The Matrix Code is 21A, General Program Administration</p>
9.	Project Name	CHDO Set-Aside
	Target Area	Countywide
	Goals Supported	HSS-2 Housing Construction
	Needs Addressed	Housing Strategy
	Funding	HOME: \$189,870.75
	Description	HOME funds will be used to assist a CHDO to increase the number of affordable housing units in the County for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation. (FY 2023 HOME Funds - \$112,500.)
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	1 housing unit
	Location Description	Countywide
	Planned Activities	To be determined.
10.	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Countywide
	Goals Supported	HSS-6 Tenant Based Rental Assistance
	Needs Addressed	Housing Strategy
	Funding	HOME: \$500,000.00
	Description	HOME funds will be allocated for rental subsidy that Loudoun County will use to help individual households afford housing costs such as rent and security deposits in Loudoun County. The County may also assist tenants with utility deposits, but only when HOME funds are also used for rental assistance or security deposits. (FY 2023 HOME Funds - \$500,000.)
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	25 households
	Location Description	Countywide
	Planned Activities	The National Objective is Low/Mod Income Housing Benefit (LMH). The HUD Matrix Code is 14J Housing Services - Excluding Housing Counseling.
11.	Project Name	Down Payment Assistance/Closing Cost Assistance
	Target Area	Countywide
	Goals Supported	HSS-1 Homeownership
	Needs Addressed	Housing Strategy
	Funding	HOME: \$522,553.75
	Description	Funds will be used for down payment and closing cost assistance for low- and moderate-income residents to purchase a home in Loudoun County. (FY 2023 HOME Funds - \$135,700.)
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	15 households

	Location Description	Countywide
	Planned Activities	The National Objective is Low/Mod Income Housing Benefit (LMH) The HUD Matrix Code is 13B, Homeownership Assistance

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The following information provides a profile of the population age and racial/ethnic composition of the County of Loudoun. This information was obtained from the U.S. Census Bureau website, <http://factfinder.census.gov>. The 2018-2022 American Community Survey 5-Year Estimates and 2000 and 2010 Census Data were used to analyze the social, economic, housing, and general demographic characteristics of Loudoun County.

Population:

Loudoun County's overall population as reported in the 2018-2022 American Community Survey was 420,773:

- The County's population was 291,653 at the time of the 2010 ACS, and 351,129 at the time of the 2015 ACS.
- The 2018-2022 ACS reports that the County has a population of 420,773, an increase of 201,120 people (44.27%) since the 2010 ACS.

Age:

Loudoun County's age of population (based on 2018-2022 ACS data)

- The median age in Loudoun County was 37.3 years, compared to 38.7 years for Virginia.
- Youth under the age of 18 accounted for 27.3% of the County's population, compared to 21.8% for the State of Virginia.
- Seniors age 65 or over represent 10% of the County's population, which is less than Virginia's average of 16% of the population.
- Adults ranging from 40 to 44 years old make up the largest portion of the County's population at 9.1%.

Race/Ethnicity:

Racial/ethnic composition of Loudoun County, according to the 2018-2022 American Community Survey:

- 57.5% are White
- 7.7% are Black/African American
- 0.3% are American Indian/Alaska Native
- 20.6% are Asian
- 4.5% are Some Other Race Alone
- 13.8% are Hispanic or Latino of any race
- 9.4% are Two or more races

Income Profile:

The following is a summary of income statistics for Loudoun County from the 2018-2022 American Community Survey:

- At the time of the 2018-2022 American Community Survey, median household income in Loudoun County was \$167,531, which is more than the State of Virginia (\$85,873).
- 17.9% of households with earnings received Social Security income.
- 7.2% of households with earnings received public assistance.
- 20.5% of households with earnings received retirement income.
- 3.7% of residents were living in poverty.
- 11.1% of female-headed households with children were living in poverty.
- 4.2% of all children under 18 years were living in poverty.

Low/Mod Income Profile:

The low- and moderate-income profile for Loudoun County is a measurement of the area's needs. Loudoun County has an overall low- and moderate-income percentage of 20.72%. These low- and moderate-income statistics were obtained from the U.S. Department of Housing and Urban Development's website, www.hud.gov.

Economic Profile:

The following illustrates the economic profile for Loudoun County 2018-2022 American Community Survey Estimates.

- 63.9% of the employed civilian population had occupations classified as management, business, science, and arts occupations.
- 15.6% of the employed civilian population had occupations classified as sales and office occupations.
- 11.4% were in the service sector.
- The education, health, and social service industry represented 16.8% of those employed.
- 16.8% of workers were considered in the government class.
- 4.6% of workers were considered in the self-employed workers in not incorporated business class.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100%

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically.

Activities are funded to benefit low- and moderate-income residents of the County, based on income eligibility not geographic location.

Discussion

Given the lack of concentration of low- and moderate-income persons, the county provides benefits based on income eligibility.

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Loudoun County will utilize its CDBG and HOME funds to support the development of new affordable housing units. The one-year goals for affordable housing in Loudoun County for FFY 2024 are as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	21
Special-Needs	0
Total:	21

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	0
Acquisition of Existing Units	15
Total:	21

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Loudoun County will fund the following projects with FFY 2024 CDBG and HOME funds:

- **Affordable Housing Activities** - Through an RFP process funds will be awarded to developers seeking to develop affordable housing in the County. (5 housing units)
- **CHDO Set-Aside** - HOME funds will be used to assist a CHDO to increase the number of affordable housing units in the County for owners and renters by assisting with acquisition, soft costs, construction, and rehabilitation. (1 housing unit)
- **Tenant Based Rental Assistance (TBRA)** - HOME funds will be allocated for rental subsidy that Loudoun County will use to help individual households afford housing costs such as rent and security deposits in Loudoun County. The County may also assist tenants with utility deposits, but only when HOME funds are also used for rental assistance or security deposits. (25 households)
- **Down Payment Assistance/Closing Cost Assistance** - Funds will be used for down payment and closing cost assistance for low- and moderate-income residents to purchase a home in Loudoun County. (15 households)

AP-60 Public Housing – 91.220(h)

Introduction

Loudoun County does not have a Public Housing Authority or public housing units. The County has a HUD funded Housing Choice Voucher (HCV) program and has 795 authorized vouchers, including 75 Mainstream, 10 FUP, 5 VASH and 42 PBV. Currently 596 are in use. The program assists low-income households seeking to rent housing of their choice in the County. The HCV program provides a rental subsidy for the household which is based on the individual's household income. The HCV Program Waiting List is currently closed since 2010. The HCV Waiting List currently has 951 households on it. Applications are only accepted while the HCV Program Waiting List is open. Prior to opening the waiting list, Loudoun County provides public notice through publication in a local newspaper of general circulation and the Loudoun County website. When applications are accepted, the Loudoun County HCV Program will notify the public on the method to submit an application and will be described in the DFS Administrative Plan. If a submission method presents a hardship for a person due to a disability, reasonable accommodation may be requested.

Actions planned during the next year to address the need to public housing.

The County's implemented a Project Based Voucher (PBV) Program using Housing Choice Vouchers. Local housing developers have shown an interest in the Program. The program ties the rental assistance to the unit rather than the occupant which can be beneficial to both the tenant and property owner.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

The County's Housing Choice Voucher program provides an opportunity for HCV clients to participate in the Family Self Sufficiency (FSS) Program. This program allows a portion of rent to be placed in an escrow account for the potential future use in purchasing a home or advanced education. It is anticipated that fifty (50) HCV households will participate in the FSS Program in County FFY 2024. As an FSS participant's income increases, the amount of funds placed into escrow increases. Case management is provided to participants to help them with their goals for self-sufficiency and homeownership. FSS Program staff continue to explore additional options to promote homeownership among program participants.

The HCV Program has a Resident Advisory Board (RAB) comprised of five (5) HCV program participants. The RAB typically meets twice per year. Participation on the Board provides residents with an opportunity to give input on management of the program, such as the annual administrative plan. The RAB reviews proposed changes to the HCV Program Administrative Plan prior to it going to the County Board of Supervisors for approval.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Loudoun County does not have a Public Housing Authority nor public housing units.

Discussion

Loudoun County does not have any public housing units; it will continue operation of other programs which provide affordable housing to a significant number of low-income households. The Administrative Plan for the HCV Program includes the potential to offer additional project-based vouchers in the future.

DRAFT

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Loudoun County and its non-profit partners perform a variety of activities during the year aimed at reducing and ending homelessness and offering supportive services to households who are at risk of becoming homeless. Some of these activities are outlined below. The Loudoun County Continuum of Care (CoC), and its member organizations take the lead in addressing homelessness in the County. The CoC Governance Board advises and works with the CoC on grant funding and policies related to meeting the housing and service needs of households experiencing homelessness and those at risk of homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Projects for Assistance in Transition from Homeless (PATH) outreach services are provided by staff employed by Loudoun County's Department of Mental Health, Substance Abuse and Developmental Services (MHSADS). The PATH Team spends most of their time in the community, meeting with individuals who are known to be homeless. PATH staff follow up on reports from service providers, community members, law enforcement, and others, which identify individuals who are thought to be homeless. Their goal is to assess immediate needs, safety concern(s), and to begin the process of linking the individuals to emergency homeless shelters, health and mental health care, basic needs, housing and other mainstream resources. Due to the pandemic and staffing capacity, street outreach efforts previously undertaken by the Coordinated Entry Specialists have been halted.

The Loudoun Homeless Services Center (LHSC) offers a Drop-in Day program where single adults experiencing homelessness can receive a meal, shower, and do laundry. They also have access to a computer lab and community resources.

Loudoun CoC and its non-profit partners participate in the annual Point In Time Homeless Count, where based on their outreach expertise, PATH staff serve in a critical role. For the 2024 PIT Count, participation was limited to staff of county agencies (MH SADS and DFS) and local non-profit partners who had previous experience conducting the PIT Count.

Addressing the emergency shelter and transitional housing needs of homeless persons

Local emergency shelters and transitional housing programs in Loudoun typically provide life skills and support to participants to help them gain skills to maintain their housing and to avoid a

return to homelessness. Support groups address issues, such as physical and emotional health, relationship issues, and financial literacy. Case management is housing-focused, and participants are referred to community resources to access employment services and support that can lead to increased self-sufficiency. Education about mainstream community resources is also provided and participants are encouraged to access these services to supplement their income and help manage a temporary crisis.

Emergency Shelter: Operation of the Loudoun Homeless Services Center transitioned from Volunteers of America Chesapeake and Carolinas to Shelter House, Inc. during FFY 2024. The Loudoun Homeless Services Center (LHSC) includes an emergency homeless shelter that provides thirty (30) beds for families with children and single women, and fourteen (14) beds for single adult men. Households experiencing homelessness access the emergency homeless shelter through a coordinated entry process. As part of the shelter's intake process, a more in-depth assessment of housing barriers is completed, and upon admission, a housing-focused service plan is developed. Additionally, the center offers a hypothermia program from November 15th through March 31st, which is open to single adults aged 18 and older in the community who are experiencing a housing crisis resulting in homelessness. The program provides a warm indoor overnight place to sleep, meals, access to showers, and information about community-based programs and services. Transportation is provided, free of charge, from the selected pick up/drop off locations listed by the County.

The Good Shepherd Alliance (GSA) operates a thirteen (13) bed shelter for homeless women, children, and families as their emergency shelter. In FFY 2024, as a result of COVID-19, the Loudoun Abused Women's Shelter (LAWS) increased their short-term emergency bed count from twelve to twenty-eight. While residents are in shelter, LAWS provides safety planning, advocacy and case management, assistance with goal planning, basic needs, information and referrals to community resources and transportation assistance.

Transitional Housing: The Good Shepherd Alliance (GSA) provides 46-50 beds as transitional housing units. Some serve single women; other units serve single women with children or families. Households access services directly by contacting GSA.

"Loudoun County provides twelve (12) units of Permanent Supportive Housing (PSH) for the individuals who have a documented disability and a history of chronic homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and

preventing individuals and families who were recently homeless from becoming homeless again

Programs, such as Homeless Prevention and Diversion, Rapid Rehousing (RRH), Permanent Supportive Housing (PSH) and Supportive Services for Veteran Families (SSVF) are critical components to helping households move from homelessness to permanent housing. In Loudoun, DFS provides a Homeless Prevention and Diversion program with partial funding through the Virginia Department of Housing and Community Development. The program offers support to those households who are at imminent risk of housing loss by providing financial support and case management. Rapid Re-housing (RRH) services are provided in Loudoun County. Volunteers of America Chesapeake and Carolinas, a nonprofit member organization of Loudoun CoC, receive funding from the Virginia Department of Housing and Community Development to provide rapid rehousing (RRH). RRH services combine short-term financial assistance for housing and utility costs together with housing-focused case management. The goal of RRH is to rapidly rehouse households who are experiencing literal homelessness. Loudoun County provides sixteen (16) units of Permanent Supportive Housing (PSH) for the chronically homeless population. Households in PSH are offered receive ongoing intensive case management (tailored to household needs) to promote self-sufficiency and stability in housing.

The Loudoun Continuum of Care (CoC) participates in a statewide initiative focused on reducing veteran homelessness. Regional Supportive Services for Veterans providers provide links to housing and services for Veterans. Connections also exist with the VA Medical Center and the Wounded Warrior Program. The Department of Family Services has a Veteran Services program designed to coordinate a one-stop information, outreach, and referral hub for veterans, and to establish a collaborative network of partners who serve veterans in the county. Loudoun County has HUD VASH (VA Supportive Housing) vouchers. The CoC continues to work with the Supportive Services for Veteran Families (SSVF) program whose goal is to ensure that veterans experiencing or at-risk of homelessness are connected to housing resources and services quickly. Loudoun County Schools' McKinney-Vento Program provides support to unaccompanied youth as well as youth who are experiencing homelessness. Additionally, a local non-profit, Mobile Hope, provides supportive and financial support to transitional aged youth who are experiencing homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Loudoun County's Department of Family Services (DFS) offers locally funded emergency rental assistance in addition to other services to help program-eligible residents meet their basic needs. Friends of Loudoun Mental Health provides rent supplements to households with serious mental illness

to help prevent homelessness. Other local nonprofit organizations providing financial assistance for rent and utilities include Catholic Charities, The Salvation Army, Loudoun Cares, Tree of Life Ministries, and Friends of Loudoun Mental Health while others, such as Women Giving Back provide clothing and other household items. Some local faith-based organizations also offer financial assistance as well as household items to help individuals and families set-up their home.

Mobile Hope is a nonprofit that assists transitional aged youth who are precariously housed or homeless youth with resources to meet basic needs, such as food and clothing.

Discharge planning protocols for publicly funded institutions or systems of care focus on having a viable plan for housing upon discharge. In recent years, the Loudoun County Re-Entry Council has been active in working to improve services available to returning citizens.

The Re-Entry Council works to address housing and other needs for returning citizens. Some of whom, especially those with a history of violent crimes or sex offenses, have high barriers to housing and other services. A faith-based provider in Western Loudoun County provides some transitional housing, life skills and ESL classes, budgeting, and job search workshops. Employment Services are provided by the one-stop Workforce Resource Center of Loudoun County Government; Crossroads Jobs, a local non-profit; and several faith-based providers in Eastern and Western Loudoun.

Discussion

The Continuum of Care and DFS which houses the Coordinated Entry System Intake has been active in modifying it to enhance access to prevention, emergency shelter, community-based resources and housing for households experiencing homelessness as well as those households at-risk of homelessness. Loudoun County's Board of Supervisors approved three FTEs in order to create a Homeless Assistance Team comprised of a supervisor, housing locator and case manager. The services provided by this team will help to support residents who are experiencing homelessness through the provision of case management services to those who are unsheltered and not eligible for PATH program as well as after care support to those who exit shelter into stable housing situations. The Housing Locator will provide housing location support to case managers who work with those experiencing homelessness, engage landlords and property managers by educating them on the benefits of homeless services programs, such as PSH and RRH, and provide educational support to the newly housed. The Loudoun CoC is also participating in a regional racial equity project through its membership with the Metropolitan Washington Council of Governments' (MWCOG) Homeless Services Committee. This project focuses on examining the policies and practices of MWCOG Homeless Services Committee local CoC's members.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The housing policies have been adopted by the Board of Supervisors to address potential barriers to developing affordable housing and help increase the supply of affordable housing in the County. A variety of actions that promote the development of affordable housing in the County are being actively implemented.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

On September 8, 2021, the Board of Supervisors (BOS) adopted the Unmet Housing Needs Strategic Plan (UHNSP) to define how the County will address unmet housing needs in a strategic and systematic way over the short-term (five years) and the long term. The UHNSP identifies strategies and tools, as well as housing targets, to address housing needs at each level of Area Median Income up to 100%. Anticipated strategies include both market-driven and more traditional approaches, including enhanced and new programs and initiatives.

The County's new Zoning Ordinance was adopted on December 13, 2023. A focus area of the zoning ordinance rewrite was to implement the new comprehensive vision as expressed in the 2019 Comprehensive Plan. Numerous policies, strategies, and actions were identified in the Housing Chapter that could remove or ameliorate barriers to affordable housing. These included using innovative and flexible regulatory approaches to help fulfill the continuum of housing needs, promoting dense housing products that are affordable by design and price, preserving existing affordable housing stock and ensuring housing remains safe and habitable.

The County is considering establishing other incentives, such as density bonuses; expedited application review; reductions or waiver of permit, development, and infrastructure fees or capital facilities contributions; tax credit programs; and zoning modifications to meet housing goals and objectives. The County will update and maintain an inventory of County-owned real property and is willing to consider the use of some property by nonprofit, public and private sector entities for affordable housing development to meet its housing needs.

Following a Housing Summit in 2017, the BOS directed staff to implement the following actions: develop a public land inventory to identify potential land for development of affordable housing; amend zoning ordinances to incentivize affordable housing development; and develop a formal revolving loan program for the Loudoun County Housing Trust Fund as a resource for housing developers seeking to develop affordable housing. A public land inventory was created as part the UHNSP.

Discussion:

In cooperation with the Department of Mental Health, Substance Abuse, and Developmental Services (MHSADS) and through funding from the Virginia Department of Behavioral Health and Developmental Services (DBHDS), the State Rental Assistance Program (SRAP) provides rental assistance for persons with intellectual and developmental disabilities who want to live independently in their own rental housing. The program is designed to provide rental assistance to single person families that meet the income eligibility criteria, so they have the means to lease private market rental housing that meets their needs.

On behalf of Virginia Housing, Loudoun County is an agent for the Rental Unit Accessibility Modification (RUAM) Grant and Granting Freedom programs. RUAM offers rehabilitation grants for rental units (\$6,000 per unit with \$400 Administrative fee to County) and Granting Freedom offers rehabilitation grants for the homes of veterans needing accessibility improvements.

Community partners such as Habitat, Rebuilding Together, Community Housing Partners, and LEAP are providing resources, including assessing home repair needs, for new home construction/repairs/weatherization and energy efficiency improvements to maintain affordable housing.

Loudoun County is one of eight local jurisdictions participating in a Regional Analysis of Impediments to Fair Housing Choice, or Regional Housing Equity Plan. The plan was finalized in November 2023.

AP-85 Other Actions – 91.220(k)

Introduction:

The following section addresses the strategies the County will continue to use to foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs.

The following action are planned to address obstacles to meeting the underserved needs in Loudoun County:

- Develop online webinars for homebuyer education classes.
- Participate in local and regional events such as the Northern Virginia Housing Expo.
- Present information on housing programs to community groups, housing organizations and other entities to raise awareness of affordable housing options among county residents.
- Implement the Unmet Housing Needs Strategy.
- Implement the 2019 Comprehensive Plan Housing goals.
- Revise the Zoning ordinance to remove barriers to affordable housing.
- Implement the Human Services Strategic plan.

Loudoun County will fund the following projects/activities to meeting underserved needs in FFY 2024:

- Affordable Housing Activities
- Northern Virginia Dental Clinic
- A Farm Less Ordinary
- A Place to Be
- Northern Virginia Family Services
- Crossroads Employment Program
- CHDO Set-Aside
- Down Payment Assistance/Closing Cost Assistance

Actions planned to foster and maintain affordable housing.

An ongoing CDBG-funded housing rehabilitation program rehabilitates houses owned and occupied by low- and moderate-income residents. The rehabilitation may include the addition of accessible accommodation for individuals with disabilities. The Loudoun County Housing Rehabilitation Program (LCHIP) includes the Emergency Repair and Accessibility Program for elderly and persons with disabilities. The program was introduced in 2013 and provides small grants to assist elderly and/or disabled homeowners with emergency repairs and/or accessibility improvements. In 2020, the County

began programs to provide funds for accessibility modifications for persons who are tenants – Rental Unit Accessibility Modification (RUAM) and Freedom Grant.

Loudoun County administers several loan-assistance programs for people to purchase a home. The Public Employee Homeownership Grant Program (PEHG) provides grant amounts of \$10,000 to current moderate-income public- and public-school employees to purchase a home in the County. The Down Payment and Closing Cost (DPCC) Assistance Program aids first-time homebuyers through a second trust loan. The State Rental Assistant Program (SRAP) serves individuals with developmental disabilities who want to live independently in their own housing.

The County implemented a Permanent Supportive Housing (PSH) program to serve chronically homeless households with affordable rental housing, combined with intensive case management. The County will continue to seek HUD Continuum of Care Grant funds and state homeless and special needs grant funds to continue the PSH program and to expand the program and/or to support the development of other affordable housing efforts.

Actions planned to reduce lead-based paint hazards.

In order to meet the requirements of the lead-based paint regulations, the County will take the following actions regarding rehabilitation, tenant based rental assistance, homeownership, and homeless/special needs housing:

Rehabilitation Programs

The County will continue to ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determine whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated, and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications as needed.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35, Subpart R.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and adhere to ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance

activities.

Homeownership Programs

The County will continue to ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- Staff properly determine whether proposed projects are exempt from some or all lead-based paint requirements.
- A visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building.
- Prior to occupancy, properly qualified personnel perform paint stabilization, and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35, Subpart R.
- The home buyer receives the required lead-based paint pamphlet and notices.

Actions planned to reduce the number of poverty-level families.

DHCD continues to sponsor the Family Self Sufficiency Program (FSS) that provides Housing Choice Voucher participants the opportunity to achieve economic independence over a five-year period. A case manager is linked with the family to develop an individual plan that includes mentoring, budget counseling, linking to employment and career services and other community resources. As their income increases, the program funds an escrow account for participants based on a HUD-specific formula. The funds in the escrow account are provided to the participants at the successful completion of their contract. Funds are typically targeted for homeownership or paying for advanced education.

The Workforce Resource Center (WRC) implemented improvements in accessibility, staffing, and outreach including updated its website for more online accessibility for job seekers.

Crossroads Jobs, provides job readiness and job placement services. Several faith-based groups also provide job search support. These programs increase access to employment services in the County to help persons secure jobs and increase income. Case managers working in various local programs routinely refer customers to these valuable employment services.

DFS's Career Support Services Unit continues to provide subsidized childcare services to recipients of TANF/VIEW, allowing parents to return to work and continue education. The Childcare Fee System Program provides a childcare subsidy for eligible low-income families that need childcare while working, in training or in school. The Head Start Wrap-Around Program provides a childcare subsidy for families who are receiving Head Start or Early Head Start services. A Quality Initiative Grant provides educational workshops for childcare providers to promote quality childcare and starting childcare businesses.

DFS continue to provide vouchers and subsidized transportation to older adults, persons with disabilities, and extremely low-income persons for medical appointments, job training and commute to employment sites. The County annually conducts public input sessions to obtain information on local transit needs and effectiveness of bus routes; the information is used to improve transit services for all residents to include low-income and special needs households.

Several organizations in the community provide services and resources to support Loudoun residents of various cultural and ethnic backgrounds. Some of these services are located in communities in eastern Loudoun County, which have seen an increase in immigrant populations and also have a slightly higher poverty rate than other areas in the County.

Actions planned to develop institutional structure.

The Family Services Advisory Board (FSAB) continues to work with CDBG Program staff to identify and implement improvements to the annual CDBG application and funding process. The County's CDBG Program staff, in coordination with the Board of Supervisors, will continue to take the lead in implementing the CDBG Program. Over the years, community outreach has increased to ensure that a cross-section of service providers and businesses benefiting low- and moderate-income persons were aware of the availability of CDBG funds.

The County continues to expand outreach efforts to market housing programs. The County presents information about financing programs for first-time homebuyers and homeowners needing home rehabilitation services. Appropriate boards and commissions are kept informed of CDBG activities, particularly as they relate to the development and preservation of affordable housing. In addition, the CDBG program continues to nurture relationships with nonprofit agencies and community-based organizations with an emphasis on increasing the participation of minority and faith-based groups. Many of these agencies and organizations actively participate in the community input process and provide comments on funding priorities.

DFS continues to strengthen the CoC and works with the CoC General Membership group to continually improve the coordinated entry process for County residents who are in need of help due to homelessness or risk of losing their home. The Governance Board provides structure and support to the CoC General Membership to enhance its efforts to prevent and reduce homelessness in the County and to raise public awareness on homeless needs. The County continues to work with the business community and private industry to implement housing, economic, and community development priorities.

Actions planned to enhance coordination between public and private housing and social service agencies.

The County continues efforts to enhance coordination between public and private housing agencies and

among private and governmental health, mental health, and service agencies. During the year, the County seeks input from groups such as the Continuum of Care (CoC) on housing, health, social service and community development activities. The CoC (including its General Membership group and Governance Board) is the oversight organization for the County's homeless planning process. It is also tasked with developing and submitting Federal and state funding applications to secure funding for homeless housing, financial assistance, and services. The CoC's membership includes representation from the public and private sectors, community groups, non-profit organizations, and faith-based organizations.

County staff continues to participate in the Loudoun Human Services Network, a local coalition of non-profit human services providers. Staff participation provides an opportunity for both, sharing information with an important group of community organizations and learning about pressing community issues and needs. Bi-monthly meetings offer an opportunity to share resources and promote community events related to human services and housing. Information on the annual CDBG competitive application process is also shared with the service providers.

The County works closely with appropriate local and regional boards, commissions, and nonprofit housing development organizations to address the issue of affordable housing. Outreach activities continue to be targeted to the business community, faith-based organizations and minority populations. The County will continue to participate in the annual Northern Virginia Housing Expo which provides an opportunity to build connections with non-profit, private housing developers, and financial institutions. The County also participates with regional jurisdictions such as the Washington Metropolitan Region Council of Governments (COG). Staff from various County Departments serve on various COG Committees.

Discussion:

The County continues to foster and maintain affordable housing, reduce the number of poverty level families, address lead-based paint hazards, develop the institutional structure for carrying out these actions, and enhance coordination among housing and human service agencies in the public, private, and faith-based sectors of the community and region.

Monitoring of Activities:

Loudoun County will ensure through the annual application and resource allocation process that priority needs are addressed. Public feedback on performance will be solicited during the community needs public hearing prior to developing the annual action plan. Funding awards are approved by the Board of Supervisors and contracts are executed with project subrecipients.

Loudoun County's CDBG Program Manager has the primary responsibility for monitoring the County's Five-Year Consolidated Plan and Annual Action Plans and will maintain records on the progress toward meeting the goals and the statutory and regulatory compliance of each activity. The Program Manager is

also responsible for the on-going monitoring of any subrecipients for similar compliance.

Service area documentation is maintained along with income surveys if used. Timeliness of expenditures is achieved through scheduling activities, drawdown of funds, and maintenance of budget spread sheets which indicate the dates of expenditures. Program modifications are considered if project activities are not able to be completed within the allowable time limits of the grant. Additionally, there is a “monitoring checklist” that is utilized when programs and activities are reviewed. The checklist used is from Managing CDBG A Guidebook for CDBG Grantees on Subrecipient Oversight.

CDBG funded activities are monitored periodically and a final inspection is performed which details the cost benefit and benefit to low- and moderate-income persons. During the on-site inspections, compliance with the local building and housing codes are reviewed. Copies of financial statements and audit reports are required and kept on file. CDBG staff is also assigned responsibility for compliance with specific federal regulations such as environmental reviews, Davis-Bacon wage rate compliances, accessibility and fair housing requirements.

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The following relates to CDBG program specific requirements. Loudoun County receives an annual allocation of CDBG funds. The questions below have been completed, as applicable. The County is an entitlement community eligible to use 'uncapped' income limits. The programs which use the uncapped limits are the direct homeownership programs and the residential rehabilitation program or other programs based on income eligibility.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income:	\$0.00

Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

100.00%

DRAFT

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Loudoun County does not intend to use any other forms of investment other than those described in 24 CFR 92.205(b). Not applicable.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

See attached Resale/Recapture Policy in the Appendix Section of the FFY 2024 Annual Action Plan.

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

No HOME funds will be used for acquisition during this program year. Not Applicable.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

Loudoun County does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds. Not Applicable.

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

Not Applicable. There is no preference for persons with special needs or disabilities.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

Not Applicable. There is no preference for persons with special needs or disabilities.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not Applicable. There is no preference for persons with special needs or disabilities.

Discussion

CDBG Program Income:

- Loudoun County does not anticipate the receipt of Program Income during this program year.

CDBG Percentages:

- **Administrative Percentage:** 20.0%
- **Public Service Percentage:** 15.0%
- **Low and Moderate-Income Percentage:** 100.0%
- **No Slum and Blight Activities.**

HOME Program:

Loudoun County became a new HOME Entitlement Community in FY 2023 and is in the process of preparing a HOME CHDO Funding Request Application to be completed by potential applicants for HOME CHDO funds. The CHDO Funding Request Application will be released once the County's FY 2024 Annual Action Plan is approved by HUD. The County will take applications based on projects requesting HOME CHDO funds to assist in the development of affordable housing in the County for renters by assisting with acquisition, soft costs, construction, and rehabilitation.

HOME Tenant-based Rental Assistance (TBRA):

Tenant-Based Rental Assistance (TBRA) is a rental subsidy that Loudoun County will use to help individual households afford housing costs such as rent and security deposits in Loudoun County. The County may also assist tenants with utility deposits, but only when HOME funds are also used for rental assistance or security deposits.

TBRA will provide payments to make up the difference between the amount a household can afford to pay for housing and local rent standards. The TBRA will be based on the Section 8 Housing Choice Voucher Program. TBRA program will help tenants pay for costs associated with their housing, such as

security and utility deposits. (However, under the HOME Program, utility deposit assistance can only be provided in conjunction with rental assistance programs or security deposit programs.)

The HOME TBRA program differ from other types of HOME rental housing activities in three (3) key ways:

- TBRA program helps individual households (rather than subsidizing particular rental projects).
- TBRA assistance moves with the tenant - if the household no longer wishes to rent a particular unit, the household may take its TBRA and move to another rental property.
- The level of TBRA subsidy varies - the level of subsidy is based upon the income of the household, the particular unit the household selects, and the Loudoun County's rent standard (rather than being tied to the Loudoun County's high and low HOME rents).

HOME Program Income:

- Loudoun County does not anticipate the receipt of Program Income during this program year.

HOME Percentages:

- Administrative Percentage: 10%
- CHDO Set-Aside: 15%



RESALE RECAPTURE POLICY

RESALE/RECAPTURE POLICY FOR LOUDOUN COUNTY, VA HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

Loudoun County has prepared the following policy which addresses the issues of sale or transfer of ownership of property financed with HOME assisted funding. This policy is in accordance with the HUD Regulations found in 24 CFR Part 92.254. The issue of recapture arises when a homeowner that received homebuyer assistance under the HOME Program decides to sell the property. If the property is sold after the period of affordability has expired, there are no restrictions in terms of recapture of HOME funds that apply to such a transaction. However, if the sale occurs before the period of affordability has expired, certain regulatory limitations apply.

The regulations at 24 CFR 92.254(a)(5) give the participating jurisdiction two (2) broad options relative to the treatment of properties that are sold before the period of affordability has expired:

- The owner that received HOME assistance must sell the home to a low-income household that will use the property as their principal residence; or
- The participating jurisdiction must recapture some or all of the HOME investment that was initially extended to the homeowner.

A low-income household is defined as a household whose gross annual income does not exceed 80% of the median household income.

A home is considered to be affordable if a household earns 80% or less of the median income and they do not pay more than 30% of their income for housing and related housing costs.

It is the policy of Loudoun County, wherever possible to recapture the appropriate amount of the HOME investment rather than restricting the sale to a qualified low-income household that will use the property as its principal residence. The guidelines for recapture for the homebuyer program that Loudoun County has established, are as follows:

1. Sale of Property Before the End of the Period of Affordability - Loudoun County guidelines for recapture are:

- The County will place a lien on the property in its favor for the full amount of the HOME investment.
- Upon sale or transfer of ownership of the home by the HOME assisted household before the period of affordability expires, the County will make every effort to recapture its pro rata share of the HOME investment from the net proceeds of the sale.

- The County will give the homeowner credit for the amount of the homeowner's down payment, closing costs, principal payments made, and any capital improvement investments, which will be reduced from the net proceeds.
- After totaling the amounts above, if the net proceeds are not sufficient to recapture the full amount of the HOME investment, the HOME investment amount may be reduced and prorated based on the time the homeowner has owned and occupied the unit, measured against the required period of affordability.
- If the net proceeds are not sufficient to recapture the full HOME investment, the homeowner may not recover more than the amount of the homeowner's down payment, principal payments, and any capital improvements invested in the property.
- The County will use HOME funds that are recaptured to assist other income eligible homebuyers.

In the event the mortgaged property is sold or otherwise transferred prior to the expiration period of affordability, as established by the amount of HOME assistance received from the date of the initial sale, then the pro rata share of the net proceeds from the sale or transfer shall be paid to Loudoun County.

Loudoun County may reduce the amount of the direct HOME subsidy on a pro rata basis for the time the homebuyer has owned and occupied the house, measured against the required affordability period. The resulting ratio would be used to determine how much of the direct HOME subsidy the County would recapture. The pro rata amount recaptured by the County cannot exceed what is available from net proceeds.

The following formula will be used to determine the amount of the HOME Subsidy the County will recapture. The pro rata amount recaptured by the County cannot exceed what is available from the net proceeds.

$$\frac{\text{Number of Years Homebuyer Occupied the Home}}{\text{Number of Years Period of Affordability}} \times \text{Total Direct HOME Subsidy} = \text{Recapture Amount}$$

The total amount payable by the borrower under the following paragraphs shall never exceed the face amount of the HOME subsidy.

To the extent that the net proceeds are less than the outstanding principal balance of the lien, the remainder shall be forgiven.

If the net proceeds are not sufficient to recapture the full HOME investment [or a reduced amount as provided for in 24 CFR Sub-Part 92.254 (a)(5)(ii)(A)(2)] and also enable the homeowner to recover the amount of his/her down payment,

closing costs, and any capital improvement investments made by the homeowner since the purchase, the County may share the net proceeds. The net proceeds are the sales price minus loan repayments (other than HOME funds) and closing costs. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

$$\frac{\text{Direct HOME Subsidy Amount}}{\text{HOME Subsidy} + \text{Homeowner Investment}} \times \text{Net Proceeds} = \text{HOME Recapture Amount}$$

$$\frac{\text{Homeowner's Amount of Investment}}{\text{HOME Subsidy} + \text{Homeowner Investment}} \times \text{Net Proceeds} = \text{Amount to Homeowner}$$

Loudoun County will be responsible for ensuring that the homeowner maintains the house, assisted with HOME funds, as their principal residence for the duration of the period of affordability. If the house is sold or ownership is transferred, during the period of affordability, the County must be notified of the sale, or transfer, and the recapture provisions will be in effect. The County will enter into a written agreement with the homeowner, as well as a mortgage and lien document will be recorded that outlines the recapture provisions.



CITIZEN PARTICIPATION



FIRST PUBLIC MEETING

NOTICE OF A PUBLIC HEARING ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS: LOUDOUN COUNTY HOUSING ADVISORY BOARD

Date: Wednesday, December 13, 2023, at 4:30 PM

Location: Loudoun County Department of Housing and Community Development (DHCD): 1st floor, Olmstead Room, 106 Catoctin Circle, SE, Leesburg, VA 20175.

Pursuant to Title I of the Housing and Community Development Act of 1974, 42 United States Code §5301, *et seq.*, and U.S. Department of Housing and Urban Development (HUD) regulations at 24 Code of Federal Regulations Subtitle A §91.105(e)(1), the Loudoun County Housing Advisory Board will hold a **NEEDS ASSESSMENT HEARING** on December 13, 2023, at 4:30 PM at the Loudoun County Department of Housing and Community Development. The CDBG Citizen Participation Plan (available at <https://www.loudoun.gov/DocumentCenter/View/171286/Citizen-Participation-Plan---Approved-2022?bidId=>) was approved by the Board on September 14, 2022. This public hearing during the planning process will include citizen input on housing, homelessness, community development, and public service needs to be provided by nonprofit and local government organizations. It will be held before the Loudoun County Housing Advisory Board. The Housing Advisory Board is composed of members appointed by the Board of Supervisors.

Comments received at the needs assessment hearing will be considered in preparing Loudoun County's Community Development Block Grant (CDBG) 2024-2025 Annual Action Plan that will be submitted to the Board of Supervisors for approval and subsequently submitted to HUD in May 2024. All citizens and organizations are invited to present their views and comments. Written comments may be submitted to the Department of Housing and Community Development via email to housing@loudoun.gov or via mail to the CDBG Program Manager, PO Box 7000, Leesburg, VA 20177 no later than 3:00 p.m. on December 13, 2023. For questions, please call 703-737-8755.

If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, please contact the Department of Housing and Community Development at 703-737-8755 (V/TTY). At least one business day of advance notice is requested; some accommodations may require more than one day of notice.

11/30 & 12/7/23

Sign-In Sheet

HAB Public Hearing

Wednesday, December 13, 2023 – 4:30 PM

Olmstead Room, 1st Floor, 106 Catocin Circle SE, Leesburg, VA


Name	E-Mail
Linda Culbert	Linda.Culbert @ LongandFoster.com
Kirsten Langhorne	kirsten@langhornecustomhomes.com
Theo Stamatis	tdstamatis33@gmail.com
Nicole Gore Hayes	ngorehayes@gmail.com
Hypatia Aleoudis	hypatie@aperuex.com
Jenny Moore	jennifer.moore@brambleto.com
Tim Chapman	tdchapman52@gmail.com
Don Knutson	d.knutson@knutsoncos.com
Rich Blessing	rb3properties@gmail.com
Brent Campbell	brentcampbell@outlook.com
Schubert	

Wayne Ruckman
Greg MASUCCI

w.ruckman@tolministers.org
greg @ A FARM LESS ORDINARY.ORG

Olmstead Room, 1st Floor, 106 Catoctin Circle SE, Leesburg, VA

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Loudoun County
VIRGINIA
WHERE TRADITION MEETS INNOVATION

Department of Housing and Community Development
Public Needs Assessment Hearing

December 13, 2023

LOUDOUN.GOV

1

Community Development Block Grant (CDBG) Program Background:

- The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs.
- The CDBG program is authorized by Title I of the Housing and Community Development Act of 1974, as amended.

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CDBG Program Background (continued):

- The U.S. Department of Housing and Urban Development (HUD) provides annual grants on a formula basis to entitled metropolitan cities and urban counties to implement a variety of community and economic development activities directed towards neighborhood revitalization and the provision of improved community facilities and services.

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3

HOME Investment Partnerships Fund

- On February 3, 2023, the Department of Housing and Community Development was notified by the U.S. Department of Housing and Urban Development (HUD) that Loudoun County met the congressional appropriations threshold to receive HOME funds.

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Page 4

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HOME Investment Partnerships Fund-continued

- HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households not to exceed 80 percent of the Area Median Income.
- HOME is regulated in Title 42 of the U. S. Code section 12701 (42 U.S.C. § 12701), and Title 24 of the federal regulations.

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Needs Assessment Topics

- Today, staff would like to hear from you!
- The foam boards around the room are for you to choose a topic/topics most important to you.
- Colored dots and a sheet listing the topics will be handed to you by staff.
- Index cards are available to write down additional information for DHCD to consider.

Loudoun County
VIRGINIA

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Page 6

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Thank You

Any Questions?

DRAFT



FY 2025 Annual Action Plan for the Community Development Block Grant

HOUSING

Place stickers next to the need you feel is most important.

HOUSING ISSUES

- Home Rehabilitation
- Acquisition of real property for affordable housing
- Emergency Home Repair
- Home Ownership Assistance
- Rental Assistance
- Home Modification for Individuals with a Disability
- Replace Substandard Housing
- Housing Code Enforcement
- Downpayment / Closing Cost Assistance
- Energy Efficient Upgrades
- Need for More Extremely Low-Income Vouchers
- Housing for Older Adults
- Housing for Individuals with a Disability

HOMELESS SERVICES

- Emergency Shelters for Homeless and At-Risk Persons
- Emergency Food and Clothing for Homeless and At-Risk Persons
- Transitional Housing for Homeless and At-Risk Persons
- Employment Training for Homeless and At-Risks Persons
- Life Skills Training for Homeless and At-Risk Persons



FY 2025 Annual Action Plan for the Community Development Block Grant

COMMUNITY FACILITIES

Place stickers next to the need you feel is most important.

- Parks and Recreational Facilities
- Community Centers and Other Similar Facilities
- Senior Centers
- Youth Centers
- Public Schools
- Public Libraries

PUBLIC IMPROVEMENTS

Place stickers next to the need you feel is most important.

- Accessibility for Individuals with a Disability
- Street and Sidewalk Improvements
- Streetscape Improvements Including Lighting
- Improved Bike Paths and Lanes
- Improved Pedestrian Paths



FY 2025 Annual Action Plan for the Community Development Block Grant

COMMUNITY SERVICES

Place stickers next to the need you feel is most important.

- Services and Programs for Seniors
- Services and Programs for Children and Youth
- Services and Programs for Individuals with a Disability
- Services and Programs for Victims of Domestic Violence
- Services and Programs for Alcohol Abuse, Drug Abuse, and Mental Health
- Financial Literacy and Homeownership Counseling
- Public Transportation Access
- English as a Second Language Services
- Literacy Services





FY 2025 Annual Action Plan for the Community Development Block Grant

ECONOMIC DEVELOPMENT

Place stickers next to the need you feel is most important.

- Small Business Loans to New and Existing Businesses
- Technical Assistance to Businesses
- Job Training and Placement
- Micro-Enterprise Development
- Commercial Facade Renovations and Improvements
- Fair Housing Advocacy and Support
- Site Planning and Selection

DRAFT



Summary of Needs Assessment FY 2025

LOUDOUN COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Public Hearing on Housing and Community Development Needs

106 Catoctin Circle SE, Leesburg, VA – Olmstead Room

December 13, 2023 – 4:30 pm

ATTENDEES

Housing Advisory Board Members: Kirsten Langhorne, Theofilos Stamatis, Nicole Gore Hayas, Hypatia Alexandria, Jenny Moore, Timothy Chapman, Donald Knutson, Richard Blessing, Brent Campbell, Stephen Schulte

DHCD Staff: John Hall, Director, Brian Reagan, Assistant Director, Johnette Powell, CDBG Program Manager, Lorena Carrillo, CDBG Accounts Assistant, Ryan Van Patten, Community Development Program Manager, Jose Martinez, Community Development Specialist, Brandi Collins, Housing Policy Administrator, Christine Hillock, Housing Initiatives Project Manager

Attendees:

Linda Culbert –Long and Foster

Wayne Ruckman –Tree of Life Ministries

Greg Masucci –A Farmless Ordinary

Cassandra Owens –General public

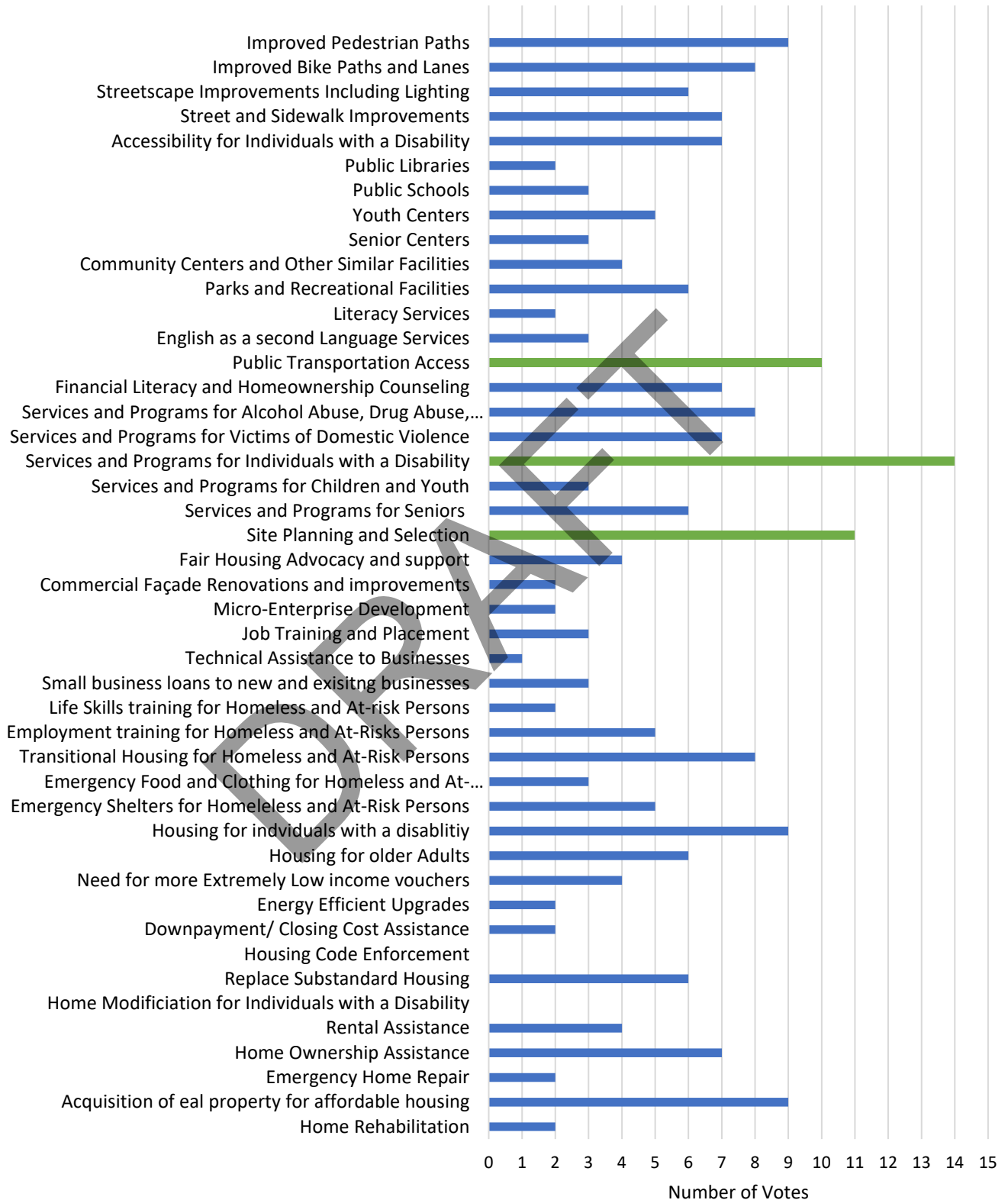
Johnette Powell, CDBG Program Manager, welcomed the Hearing attendees and prompted them to introduce themselves and the organization they represent. A short presentation of the CDBG program was given and instructions on how this year's needs hearing will be held. Attendees were instructed to place dot stickers next to the need they felt was important.

Results show a top need for services and programs for individuals with disabilities. Followed by site planning and selection, and public transportation access. See Attachment.

Public comments addressed a variety of needs including: increase housing, accommodations, and resources for persons with disabilities, provide education programs for tenant and landlords, minimize cost or provide financial support to landlords leasing to organizations like Oxford House, provide housing and jobs for individuals at the homeless shelter, contract companies to keep highways clean and adding signs to promote a clean environment, a need of a new domestic violence shelter, and expansion of Arc of Loudoun.

Summary of Needs Assessment FY 2025

CDBG Needs Assessment





SECOND PUBLIC MEETING

LoudounNow

AFFIDAVIT OF PUBLICATION


I, Norman K. Styer, Publisher of Loudoun Now, a newspaper printed in the English language in Loudoun County, Commonwealth of Virginia, do hereby certify that this notice was Published in Loudoun Now on the following dates, to-wit

03/07/24

1

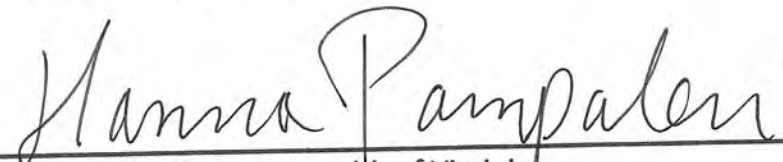
Loudoun County Dept. of Housing & Community
Development 02-29-24 Public Hearing 2024-2025 Annual
Action Plan

\$56.67

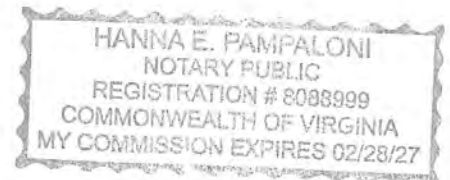


Publisher of Loudoun Now

Subscribed and Sworn on this
7th day of March, 2024



Notary Public, Commonwealth of Virginia



Legal Notices

2024-2025 ANNUAL ACTION PLAN

The Loudoun County Department of Housing and Community Development has prepared the Fiscal Year (FY) 2025 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Annual Action Plan (Annual Action Plan) for submission to the U.S. Department of Housing and Urban Development (HUD) by May 16, 2024.

HUD has designated Loudoun County as qualified for Urban County participation in the CDBG Program entitled to receive CDBG funding and as a Participating Jurisdiction to receive HOME funds directly from HUD. The HUD regulations require adoption of the above referenced Annual Action Plan, which outlines the County’s housing and community development needs, priorities, and objectives, and proposed uses of federal funds for the ensuing program year.

Components of the FY 2025 Annual Action Plan include, without limitation, descriptions of:

- Federal and other resources expected to be available.
- Leveraging of resources and how match obligations will be met.
- The activities to be undertaken.
- The geographic distribution of investment; and
- Planned homeless and other special needs activities.

Number of Applicants	Name of Organization-Public Service Grants	Fiscal Year	Amount requested	Amount Awarded
1	Northern VA Dental Clinic	2025	\$34,000.00	\$34,000.00
2	A Farm Less Ordinary	2025	\$33,750.00	\$33,750.00
3	A Place to Be	2025	\$50,000.00	\$50,000.00
4	Northern Virginia Family Service	2025	\$75,370.37	\$75,370.37
5	Crossroads	2025	\$53,250.00	\$17,676.43
6	LAWS	2025	\$198,070.00	\$0
7	Loudoun Serenity House	2025	\$71,250.00	\$0
8	Tree of Life Ministries, Inc.	2025	\$129,640.00	\$0
9	The Chris Atwood Foundation	2025	\$34,598.00	\$0
10	Mosaic Virginia	2025	\$274,132.00	\$0
11	Good Shepherd Alliance	2025	\$100,000.00	\$0
12	Mobile Hope	2025	\$60,000.00	\$0
13	OAR	2025	\$32,431.35	\$0

Other CDBG Activities	Carryover from FY 2024	Amount Awarded in FY 2025	Total Available CDBG Funds
General Program Administration	\$0	\$281,062.40	\$281,062.40
Non-Public Service Activities	\$1,107,000.07	\$663,452.80	\$1,770,452.87

HOME Investment Partnerships Funds	Carryover from FY 2024	Amount Awarded in FY 2025	Total Available HOME Funds
Homeownership Downpayment/ Closing Cost Assistance	\$135,700	\$386,853.75	\$522,553.75
HOME Tenant-Based Rental Assistance	\$500,000	\$0	\$500,000.00
Community Housing Development Organizations (CHDO) Reserves	\$112,500	\$77,370.75	\$189,870.75
General Program Administration	\$0	\$51,580.50	\$51,580.50
Program Income	\$175,646.25	\$0	\$175,646.25

Copies of the proposed Annual Action Plan are available and may be examined at the Loudoun County Government Center, Information Desk, 1st Floor, 1 Harrison Street, S.E., Leesburg, Virginia, and the Department of Housing and Community Development at 106 Catocin Circle, SE, Leesburg, Virginia from 8:30 a.m. to 5:00 p.m., Monday through Friday or call (703) 777-0200. The Annual Action Plan is also available online at www.loudoun.gov/cdbg. Written comments on the Annual Action Plan may be submitted to the attention of the CDBG Program Manager, Johnette Powell, at the Loudoun County Department of Housing and Community Development, P.O. Box 7000, Leesburg, Virginia 20177 or by email: johnette.powell@loudoun.gov. Comments will be received by April 10, 2024. The Board of Supervisors Public Meeting to approve the Annual Action Plan will be held on April 10, 2024, at the Loudoun County Government Center, Board Room, 1 Harrison Street, S.E., Leesburg, Virginia at 6:00 pm.

Hearing assistance is available for meetings in the Board of Supervisors’ Meeting Room. If you require any type of reasonable accommodation as a result of a physical, sensory, or mental disability to participate in this meeting, please contact the Office of the County Administrator at 703-777-0200/TTY-711. At least one business day of advance notice is requested; some accommodations may require more than one day of notice. FM Assistive Listening System is available at the meetings.

TOWN OF LEESBURG
NOTICE OF PUBLIC HEARING

AN ORDINANCE VACATING A PORTION OF PUBLIC RIGHT-OF-WAY AT
39 SYCOLIN ROAD SE AND AUTHORIZING CONVEYANCE OF VACATED
SURPLUS RIGHT-OF-WAY TO ABUTTING PROPERTY OWNER

Pursuant to Virginia Code §§ 15.2-1800, 15.2-2006 through 15.2-2008, and 15.2-2100, notice is hereby given that the Town Council of the Town of Leesburg, Virginia, will hold a public hearing on:

TUESDAY, March 12, 2024 at 7:00 p.m.,
in the Council Chambers at Town Hall,
25 W. Market Street, Leesburg, Virginia, 20176

to consider an ordinance vacating the use of a portion of Sycolin Road SE, across from the intersection of Sycolin Road SE and Principal Drummond Way, for right-of-way purposes. The proposed ordinance will also authorize the sale and conveyance of the real property to the owner of the abutting property at 39 Sycolin Road SE. The portion of the right-of-way proposed to be vacated and conveyed is a portion of the cul-de-sac that is no longer in use or necessary following the construction of Principal Drummond Way.

A copy of the proposed ordinance and additional information are available from the Clerk of Council, located in Town Hall, 25 West Market Street, Leesburg, Virginia, during normal business hours (Monday-Friday, 8:30 a.m. to 5:00 p.m.), or by calling Eileen Boeing, Clerk of Council, at 703-771-2733.

At this hearing, all persons desiring to express their views concerning this matter will be heard. Persons requiring special accommodations should contact the Clerk of Council at 703-771-2733, three days in advance of the meeting. For TTY/TDD service, use the Virginia Relay Center by dialing 711.

2/29/2024 & 3/7/2024



PUBLIC NOTICE
REQUEST FOR
PROPOSAL (RFP)

The Town of Leesburg will accept proposals electronically via the Commonwealth’s e-procurement website (www.eva.virginia.gov), until 3:00 p.m. on March 28, 2024 for the following:

RFP No. 500640-FY24-44
ON-CALL AND EMERGENCY
ELECTRICAL SERVICES

The Town of Leesburg is soliciting sealed proposals from qualified firms for a wide variety of on call and emergency electrical services for the Department of Utilities including but not limited to the Water Pollution Control Facility, the Water Treatment Plant as well as associated facilities.

For additional information, visit:
<http://www.leesburgva.gov/bidboard>

3/7/24



Stone Springs Market LLC trading as Tres Amigos Market & Deli, 24075 Stone Springs Blvd, Sterling, Loudoun County, Virginia 20166.

The above establishment is applying to the VIRGINIA ALCOHOLIC BEVERAGE CONTROL (ABC) AUTHORITY for Retail Wine and Beer On and Off Premises and Mixed Beverage license to sell or manufacture alcoholic beverages.

Anubhav Gupta, Member

Note: Objections to the issuance of this license must be submitted to ABC no later than 30 days from the publishing date of the first of two required newspaper legal notices. Objections should be registered at www.abc.virginia.gov or 800-552-3200.

3/7 & 3/14/24

LOUDOUNNOW.COM