



**LOUDOUN COUNTY, VIRGINIA  
COMMUNITY DEVELOPMENT BLOCK GRANT  
2021-2025 FIVE-YEAR CONSOLIDATED PLAN  
ADOPTED April 14, 2021**

**Executive Summary**

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

**1. Introduction**

As an urban county entitlement grantee, Loudoun County receives an annual allocation of Community Development Block Grant (CDBG) funds. As a recipient of CDBG funds, Loudoun County is required to prepare and submit a five-year consolidated housing and community development plan to the U.S. Department of Housing and Urban Development (HUD).

The required components of the plan are described in 24CFR91.200-.225 and includes a one-year action plan, housing and homeless needs assessment, housing market analysis, strategic plan, and certifications. The purpose of the 2021-2025 Consolidated Plan is to identify the County's housing, homelessness and community development needs, establish priorities and objectives, and develop a strategy for addressing the priority needs over the five-year period.

**Maps:**

Included in this section are the maps which illustrate the demographic characteristics of Loudoun County.

- White Population Concentrations
- White Not Hispanic or Latino Population Concentrations
- Minority Population Concentrations
- Black or African American Population Concentrations
- Asian Population Concentrations
- Hispanic or Latino Population Concentrations

- Two or More Races Population Concentrations
- Percent of Population Above Poverty

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OMB Control No: 2506-0117 (exp. 09/30/2021)

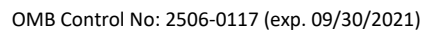
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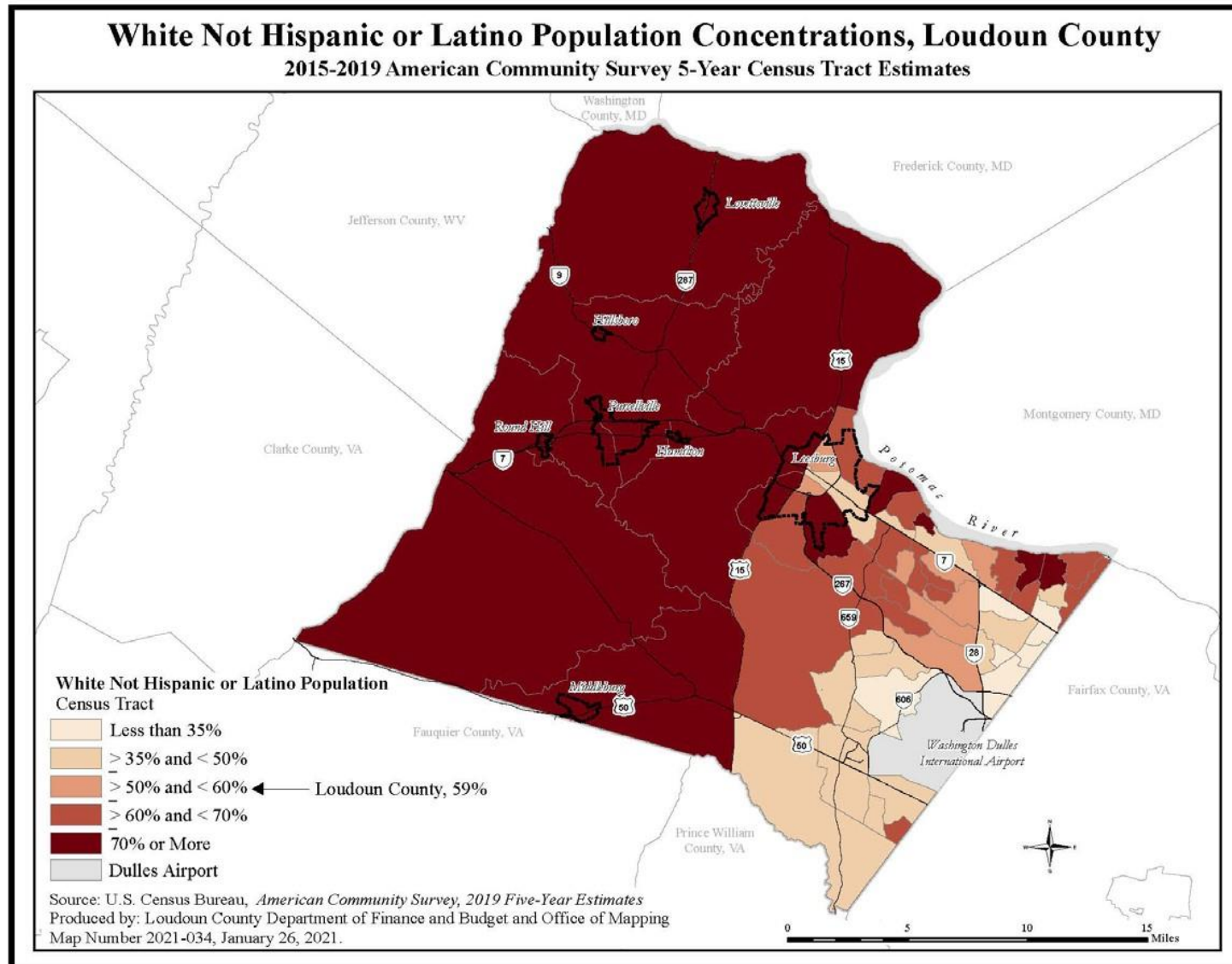
## **Attachment 1**

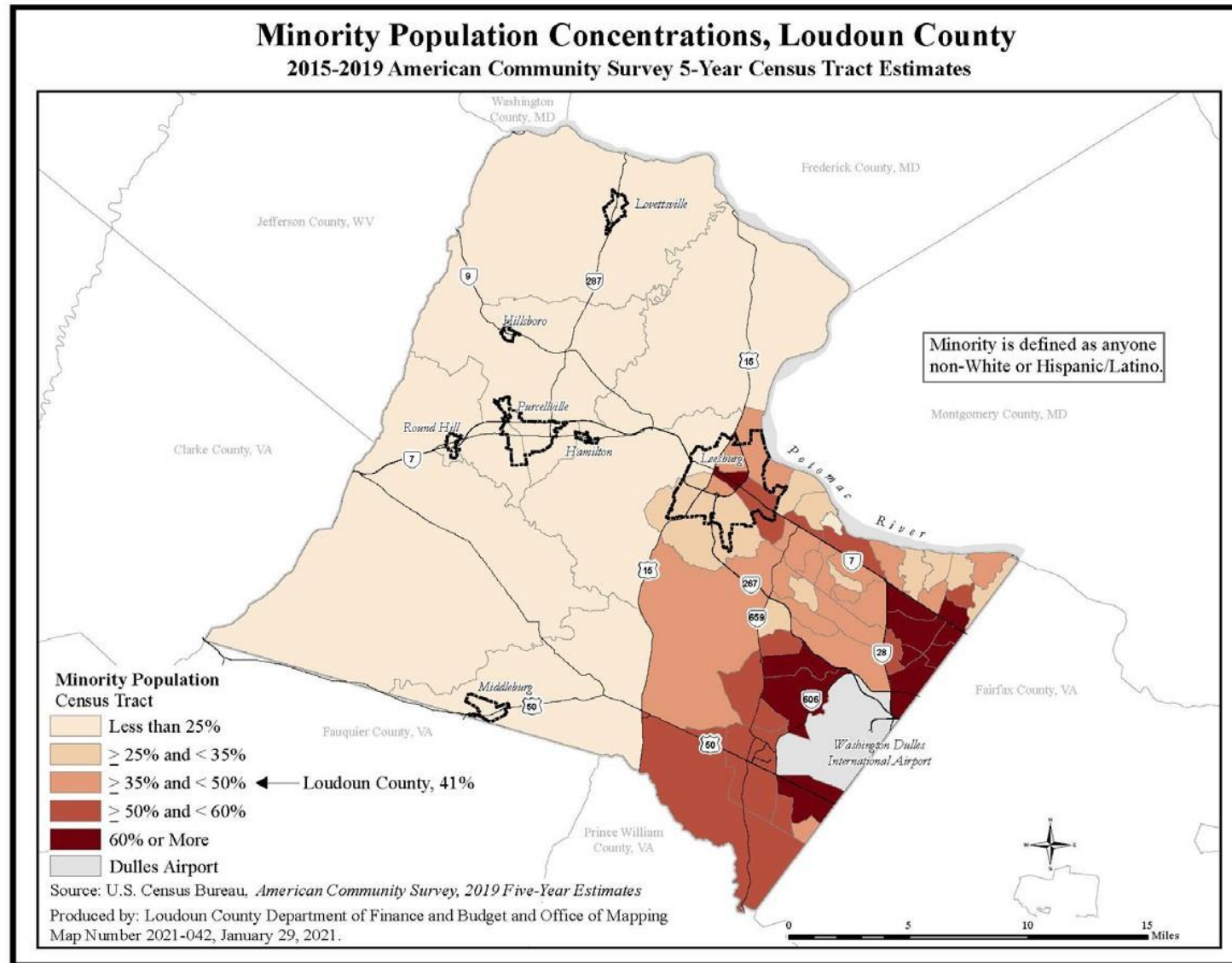
Median Owner Housing Costs as a Percentage of Household Income

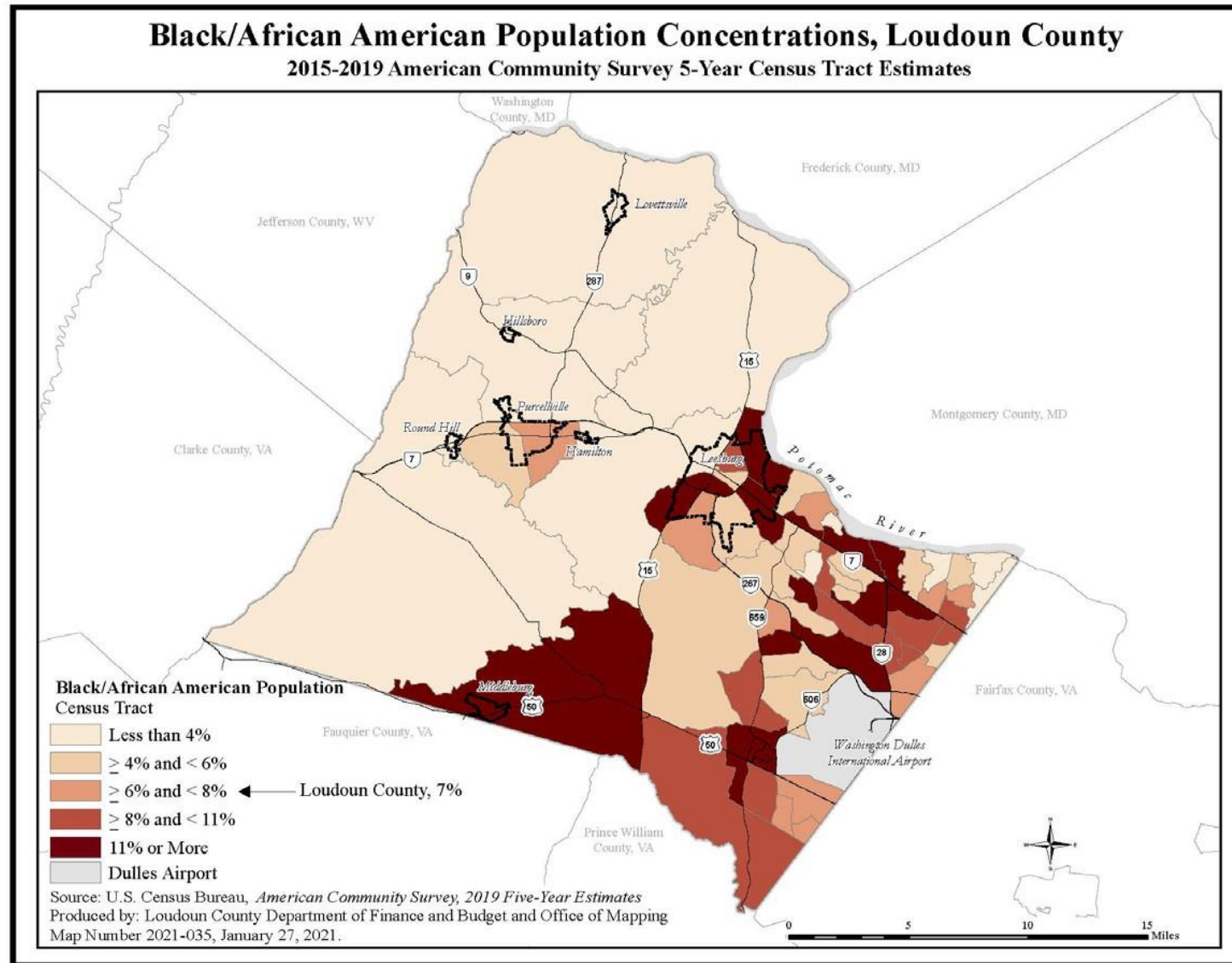
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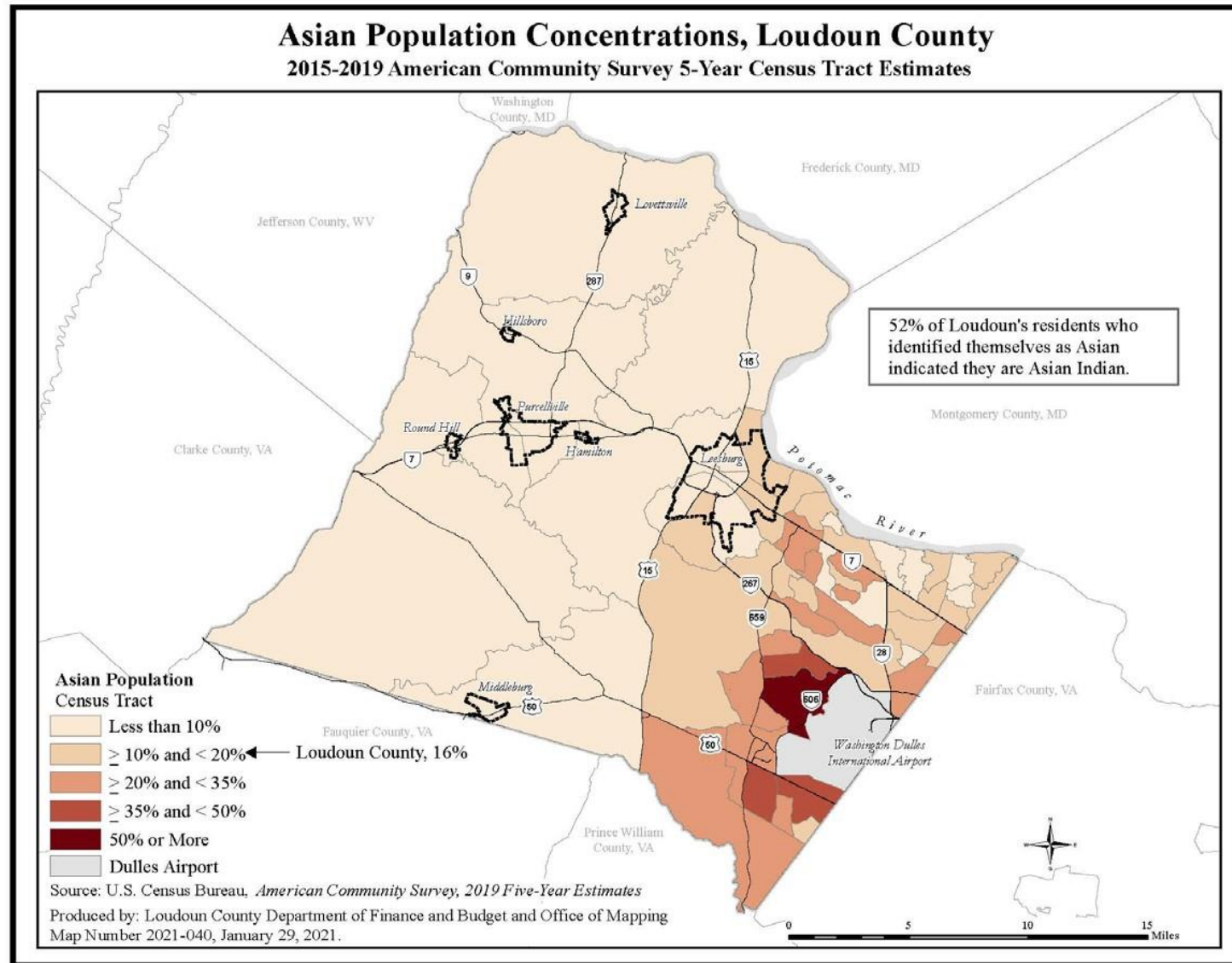


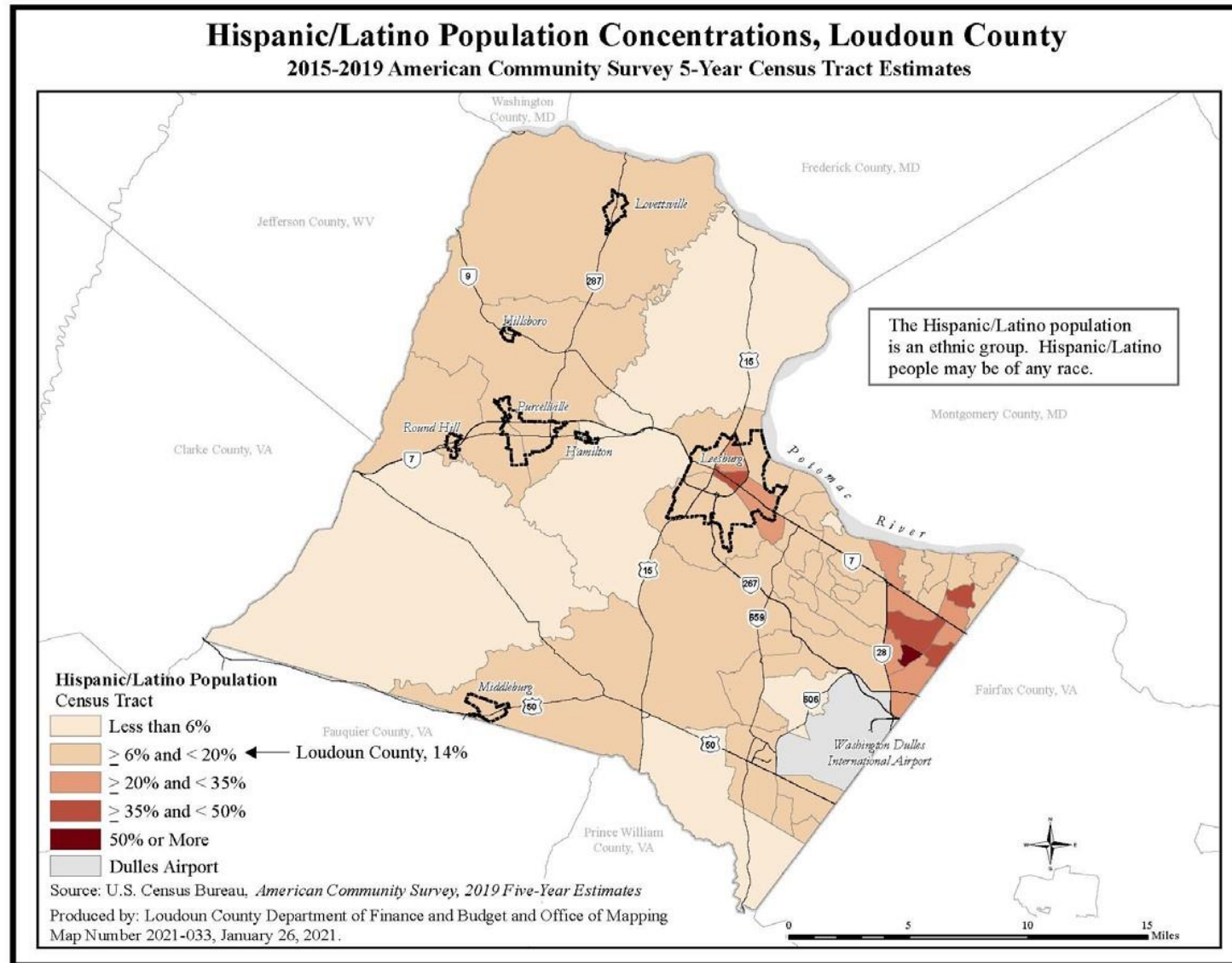




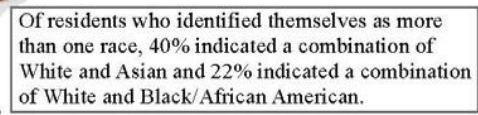


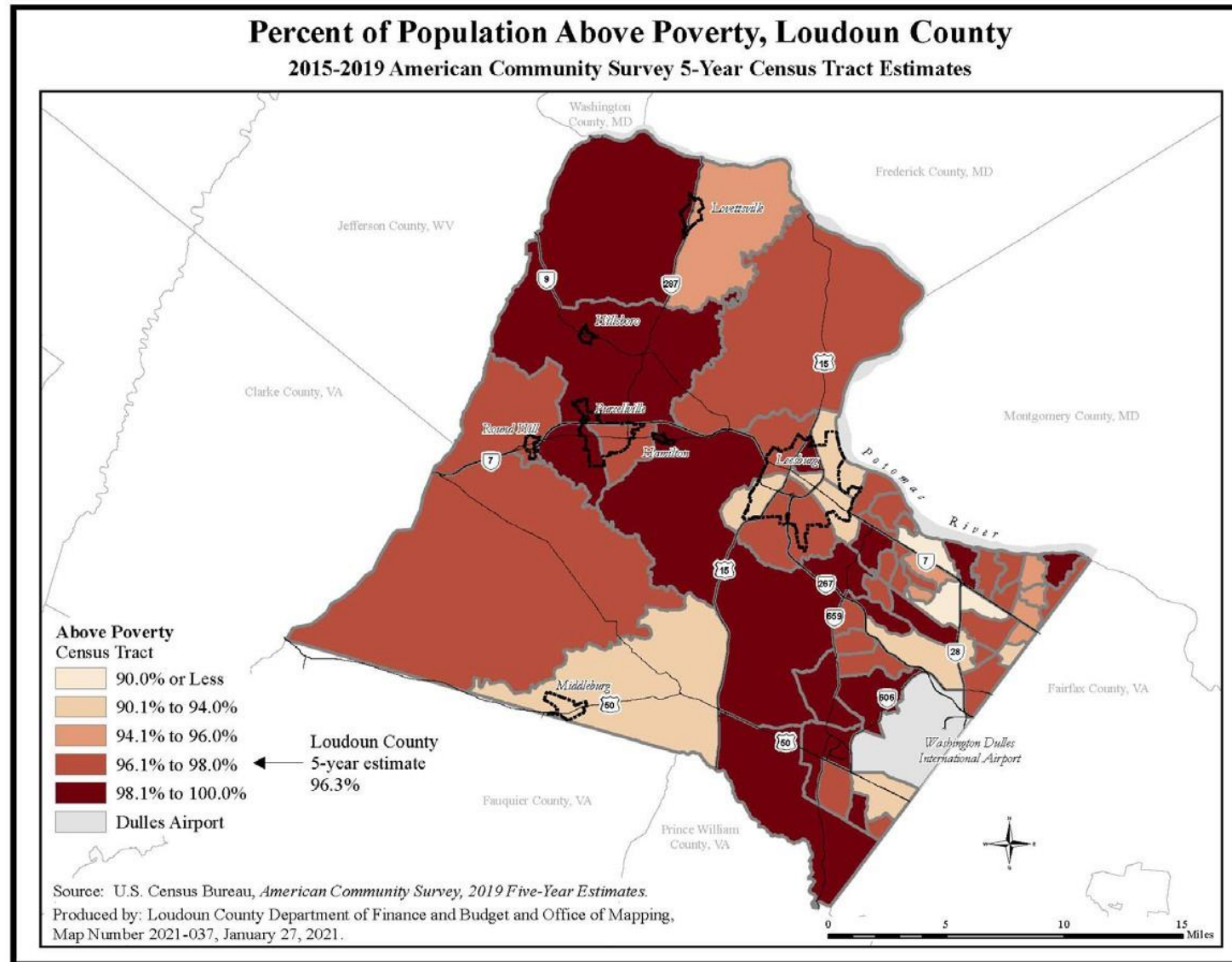


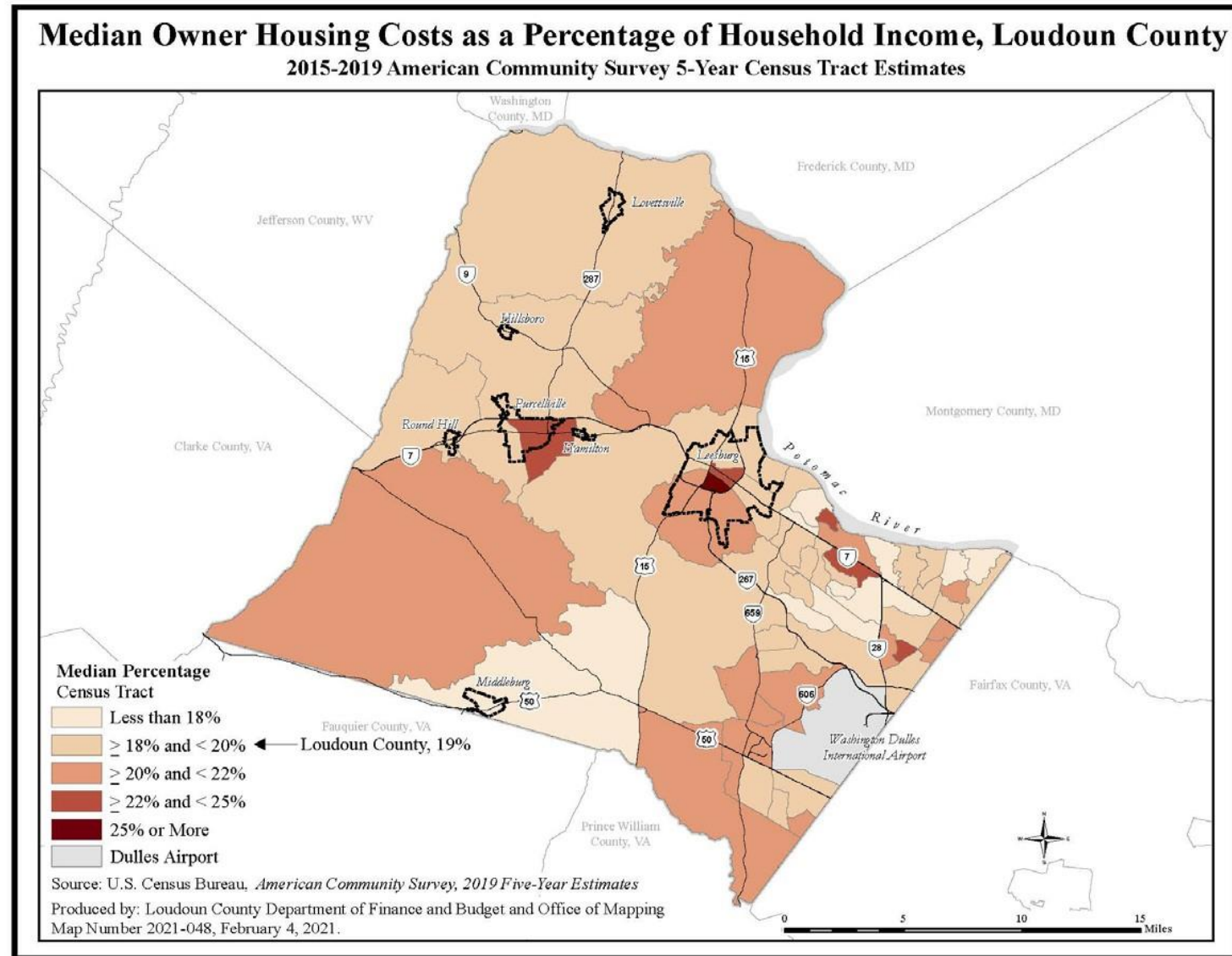












## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

### 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.

### 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 unemployed, underemployed, and homeless.
- **CDS-6 Rental Assistance** - Provide for 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.

#### **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

Loudoun County received its sixteenth Community Development Block Grant allocation of \$1,324,740 for Fiscal Year 2019-2020. Ten projects were funded during the program year: seven (7) 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 other three (3) were capital projects, including funding for the long-term lease of a community services center serving low-income and at-risk children and families in eastern Loudoun, the acquisition of two (2) homes for rehabilitation and disposition to low-income families, and for completion in Winter 2020, the construction of a sidewalk and installation of one bus shelter and bus signs. All of these projects primarily benefitted low- and moderate-income residents of which a significant number of beneficiaries had extremely low incomes. Over 10,900 persons were direct beneficiaries of CDBG-funded activities during the year. The number of persons served by some sub recipients were a direct result of COVID-19. Compared with last year's figure (over 3,100 persons served), by June 30, 2020, the total number of persons more than tripled.

Highlights of significant accomplishments during the year:

- A facility was secured through a long-term lease for a community services center located in an economically distressed community; 2,451 low-income and at-risk individuals were served during the year with a wide array of services for families and children.
- Two homes were purchased and rehabilitated by a nonprofit organization and sold to low-income families.
- Dental care services were provided to 234 low-income adults.
- Medical assistance was provided to 189 seriously mental ill Loudoun County residents who are extremely low income.
- Job search assistance and placement was provided to 111 low-income persons.
- Intensive case management was provided through a home-visiting program to a total of 513 persons in low-income at-risk families.
- Homeless prevention assistance (with expenses associated with utility payments for a shelter and transitional homes) was provided to 72 individuals.

In response to the Coronavirus pandemic, Loudoun County initiated several efforts to assist residents, including:

- Established a COVID-19 Team that met on a weekly basis. This team included representatives from several internal departments and the nonprofit and stakeholder community so the County could coordinate and share resources.
- Both the Office of Housing and the Department of Family Services met on a bi-weekly basis with other Northern VA representatives from the public, private, and human service network. Working together on eviction prevention.
- Provided information and assistance to landlords and sent letters to them asking that they take steps to help tenants impacted by COVID-19. Information about resources was provided. Recently, they were informed about the state's landlord relief program and how they could get rental assistance for their tenants.
- Launched a program to help owners of Low-Income Housing Tax Credit properties by paying rents for tenants impacted by COVID-19, as well as expenses incurred responding to COVID-19. This program disbursed almost \$750,000 and assisted 230 Loudoun County households remain in their housing units.
- Established the Limited Rental Assistance program which made 700 payments amounting to over \$1.7 million dollars and assisted 380 Loudoun County households.
- Loudoun County provided funding to nonprofit organizations to provide rental assistance to those who have different types of leases, such as people who rent a single room from a homeowner.
- A website dedicated to providing information to tenants who are not able to pay their rent was published. The site includes tenant rights and information about rental assistance and eviction prevention [www.loudoun.gov/covid19evictions](http://www.loudoun.gov/covid19evictions)

#### **4. Summary of citizen participation process and consultation process**

The Loudoun County Citizen Participation Plan provides the guide for public input and participation in the Consolidated Plan process. The purpose of the Citizen Participation Plan is to encourage citizen participation to address the needs in the community for housing, community development, public services, funding priorities for programs, activities, and identification of areas of need.

Citizen input on the Consolidated Plan was solicited through widely 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, homelessness, community development, and public service needs at public hearings, other meetings, or by directly contacting the County. Special accommodations were available for persons with mobility, visual, speech or hearing impairments. Information on the 2021-2025 Consolidated 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 the opportunity for full participation in the planning process.

The Loudoun County Family Services Advisory Board hosted a public hearing on November 24, 2020 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 April 14, 2021 on the Five-Year Consolidated Plan. Consultations were held with a wide variety of community stakeholders ranging from nonprofit organizations, agencies, government entities and the private sector.

On September 19, 2019, the Board of Supervisors initiated the Unmet Housing Needs Strategic Plan (UHNSP). The purpose of the UHNSP is to define how the County will address unmet housing needs in a strategic and systematic way over the short-term (the next five years) and the long term. Extensive outreach was conducted as part of the development of the UHNSP.

- An Open House was held on October 30, 2019. County staff from Housing, Economic Development, Mental Health, Substance Abuse and Developmental Services, Transportation and Capital Infrastructure, and Family Services were in attendance to answer questions and provide information about housing issues and County programs. Participants were invited to post their "big idea" for addressing the County's affordable housing issues.
- Twelve focus groups were convened for the purpose of gathering information on the housing needs in the County. These groups included representatives from: Building Industry (homebuilders, developers, land use attorneys, planners, and engineers); Nonprofit Affordable Housing Developers; For-Profit Affordable Housing Developers; the Loudoun Human Services Network; and the Loudoun County Workforce Resource Center (WRC) Continuous Quality Improvement Committee. The WRC partner organizations, such as the Loudoun County Public Schools, Loudoun Literacy Council, and Virginia Department of Rehabilitative Services, and the Hispanic Community also participated. The focus group process was designed to gather specific information and reactions to specific strategies.
- Consultants working on the Unmet Housing Needs Strategy Plan conducted individual telephone interviews with the mayors of Loudoun's towns. This approach provided an individual opportunity for each town to be represented in terms of views and specific needs. Each mayor was asked to define their vision, needs, and issues related to housing affordability.
- Since September 2019, County Housing Staff have met with seven advisory boards. The facilitated discussions included specific housing questions related to the advisory board's responsibilities. Discussions have also been held with the Affordable Dwelling Unit Advisory Board (ADUAB), the Housing Advisory Board (HAB), the Disability Services Board (DSB), the Community Services Board (CSB), the Family Services Advisory Board (FSAB), the Commission on Aging (CoA), and the Human Services Strategic Plan Advisory Committee (HSSP).
- Brown Bag discussions have occurred with County staff from multiple departments. The purpose of the meetings was to gain insight from a staff perspective as to the issues and

opportunities that staff identified from various areas of expertise. Facilitated discussions have occurred with staff from the Office of Housing, Emergency Services, Information and Referral, and the Workforce Resource Center within the Department of Family Services, Mental Health, Substance Abuse and Developmental Services, Planning and Zoning, Building and Development, the County Attorney's Office, and Transportation and Capital Infrastructure.

- An optional survey of Loudoun County Government employees was completed on February 21, 2020 and the same survey was completed by Loudoun County Public Schools employees on September 8, 2020. This survey is part of an effort to collect regular data to better understand the housing needs of the County Government and Schools workforce. A community-wide housing survey using the MetroQuest platform was also implemented through consultant services.

## **5. Summary of public comments**

The Loudoun County Family Services Advisory Board, whose members are appointed by the Board of Supervisors, hosted a public hearing in November 2020 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 issues for the Five-Year Consolidated Plan. The comments received from five citizens at the public hearing included housing accessibility and affordability, need to preserve the current affordable housing stock, recommendation to require annual income re-certification for income-based housing units, and the need for rental assistance and the difficulty of finding new, safe housing during the COVID-19 Pandemic.

On April 14, 2021, the Loudoun County Board of Supervisors held a public hearing on the 2021-2025 Five Year Consolidated Plan, which includes the Needs Assessment, Market Analysis, Strategic Plan, and the FY 2022 Annual Action Plan. Comments on the Plans were received from March 11, 2021 through April 12, 2021.

Numerous comments were received through the Unmet Housing Needs Strategic Plan (UHNSP) outreach efforts. The purpose of the UHNSP is to define how the County will address unmet housing needs in a strategic and systematic way over the short-term (the next five years) and the long term. As, extensive outreach was conducted as part of the development of the plan. Comments included:

- "Big ideas" for addressing the County's affordable housing issues, such as the provision of incentives to developers included: reduced parking requirements and a fast-track review process for affordable housing development; use of County-owned land for development and/or co-location; provision for more accessible, diverse housing; location of high-density, affordable housing near bus and transit service; and repurposing commercial properties by converting to and/or adding housing.



- The need for affordable, well designed, functional, accessible units, which include walkability and access to transportation for different populations (elderly, disabled, homeless, and different income levels for example).
- Barriers to obtaining housing, including expensive rents, landlord/tenant issues, low paying jobs or needing to work multiple jobs, segregation and discrimination, language barriers, low financial literacy, immigration status, lack of public transportation, and lack of accessibility within the home. The COVID-19 pandemic has exacerbated these housing problems.
- Interviews with Town Mayors had some common themes:
  - Concerns about affordable or attainable housing.  
Affordability is viewed as including a variety of factors such as mortgage or rent, utilities, maintenance, and improvements, as well as other costs of living that are on the rise (e.g., food and transportation).
  - Concerns not only for the individuals and families who are experiencing homelessness (low or no income) but also for people who work in the County's schools, local governments, restaurants, hotels, farms, repair shops, as well as for seniors who are on fixed incomes.  
These issues are exacerbated due to COVID-19; and
  - Opportunities exist to address unmet housing needs within or around each town, or in the County at large.
- The perspective on affordable housing from the various departments speaks to the inter-connection of their work and the effect on the process or output. Transportation employees correlate the need for affordable housing for lower wage earners and the need for accessibility to transportation. The Information and Referral Department revealed that older residents reporting homelessness, who have little or no income, and with chronic health conditions, need more stable housing choices other than shelters. Whereas Planning & Zoning personnel view the relationship with housing developers and the cost of development fees as having a significant impact in addressing the affordable housing needs.

All the comments received were considered in the preparation of the 2021- 2025 Five Year Consolidated 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 Consolidated Plan. Public comments were considered and, as appropriate, modifications were made to the final document. There were no comments or views that were received which were "not accepted."

## **7. Summary**

The purpose of the 2021-2025 Five Year Consolidated Plan is to identify the County's housing, homelessness, special needs populations and community development needs, establish priorities and objectives, and develop a strategy for addressing the priority needs over the five-year period.

To identify priority needs, extensive public input was sought as well as consultations with experts in a variety of areas. The resulting goals and objectives were identified using data combined with projected sources of resources anticipated to be available over the next five years.

## 8. Budget

During the FY 2022 Program Year, Loudoun County, VA will receive \$1,442,139 in CDBG Funds.

Loudoun County proposes to undertake the following activities in FY 2022:

	<b>CDBG</b>	<b>Budget</b>
1.	Healthy Families Loudoun/INMED	\$ 79,662.00
2.	Resident Services at Mt. Sterling Senior Housing Apts./ Arlington Partnership for Affordable Housing	25,000.00
3.	Northern Virginia Dental Clinic/NOVA Dental Clinic	34,000.00
4.	Employment Training/A Farm Less Ordinary	40,100.00
5.	Crossroads Jobs Counseling/Crossroads Jobs, Inc.	35,500.00
6.	Family and Youth Opportunity Center	219,070.00
7.	Homeless and At-Risk Youth/Mobile Hope	163,824.00
8.	Acquisition of Real Property/Loudoun Habitat for Humanity	500,000.00
9.	Loudoun County Home Rehabilitation Project	56,555.00
10.	CDBG Administration	288,428.00
	<b>Total:</b>	<b>\$1,442,139.00</b>

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	County Office of Housing

**Table 1 – Responsible Agencies**

### Narrative

The Office of Housing is the lead agency in Loudoun County for overseeing the development of the 2021-2025 Five Year Consolidated Plan, and together with the Department of Family Services, administer the programs covered by the Plan. The Office of Housing Staff administers the Community Development Block Grant (CDBG) Program and coordinates with the nonprofit organizations and local jurisdictions on the allocation of funds.

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Consultation on the goals, objectives, priorities, allocation of funds for project and activities included a series of community stakeholder meetings on the needs of Loudoun County. Stakeholders included Loudoun County housing, economic development, mental health, substance abuse and developmental services, transportation, and family services employees. Other consultation included focus groups with the building industry, including for profit and nonprofit builders, large businesses, healthcare organizations, development industry, employers, faith-based organizations, nonprofit organizations, and telephone interviews with local town officials. Public hearings were also held.

**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)).**

Consultations were held with county agencies, 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, the homeless (including chronically homeless), and the elderly to identify priority needs and gaps in services. The local Health Department was contacted, in addition to the Department of Family Services, to gather data on any documented reports of children in the County being diagnosed with lead poisoning.

**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 on the Continuum of Care (CoC) and provides housing related programs for Homeless Prevention & Diversion, Emergency Shelter, Drop-In Center, Cold Shelter, Permanent Supportive Housing and Emergency Support Services. The staff of the Department of Family Services was an active participant in the planning process. 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.

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

Loudoun County does not directly receive ESG funds. However, 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 jurisdictions consultations with housing, social service agencies and other entities**

The following agencies, groups, and organizations were contacted and participated in the planning process:



**Table 1 – Agencies, groups, organizations who participated**

<b>1</b>	<b>Agency/Group/Organization</b>	Department of Family Services
	<b>Agency/Group/Organization Type</b>	Housing CoC PHA Serves the Housing Serves the Children Serves homeless Fair Housing Services Child Welfare Agency Other government - County Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings were held with representatives from Department of Family Services to gather information on priorities and needs. The anticipated outcome is improved coordination in the future.
<b>2</b>	<b>Agency/Group/Organization</b>	Loudoun County Department of Planning
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings were held with County Planning staff on housing needs with recommendations on strategies to address affordable housing and to verify housing needs and market strategy information. The anticipated outcome is improved coordination of zoning for the needs of affordable housing.
3	<b>Agency/Group/Organization</b>	Health Department
	<b>Agency/Group/Organization Type</b>	Serves Children Serves the Elderly Persons Serves Persons with Disabilities Serves Persons with HIV/AIDS Health Services Health Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy HOPWA Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Health Department was consulted on data for HIV/AIDS patients and reports of lead-based paint poison cases. Anticipated outcome is improved coordination of services when needed.
4	<b>Agency/Group/Organization</b>	Loudoun County Department of Transportation
	<b>Agency/Group/Organization Type</b>	Serves the Elderly Persons Serves Persons with Disabilities Other government - County Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Department of Transportation was consulted regarding transportation needs. The improved outcomes are recommendations for affordable housing closer in proximity to employment centers and transportation hubs.
5	<b>Agency/Group/Organization</b>	Area Agency on Aging
	<b>Agency/Group/Organization Type</b>	Serves the Elderly Persons Serves Persons with Disabilities Other government - County Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation on the service needs for seniors and non-homeless special needs populations. The anticipated outcome is improved coordination of services when needed.
6	<b>Agency/Group/Organization</b>	Mental Health, Substance Abuse and Developmental Services
	<b>Agency/Group/Organization Type</b>	Serves Persons with Disabilities Serves the homeless Other government - County Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Mental Health, Substance Abuse and Developmental Service Department was consulted on the needs of the mental and physically disabled; the need for more single, affordable housing units was a high priority and need. The anticipated outcome is improved coordination to address this population's needs.

7	<b>Agency/Group/Organization</b>		Dulles Area Association of Realtors
	<b>Agency/Group/Organization Type</b>	Housing Services Fair Housing Services Regional organization	
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis	
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation held with outreach staff on housing statistics and market conditions.	
8	<b>Agency/Group/Organization</b>		Loudoun Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Housing Services	
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Housing Need Assessment	
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with Loudoun Habitat of Humanity on affordable housing. Anticipated outcome is to provide more affordable housing for very low- and low-income families.	
9	<b>Agency/Group/Organization</b>		Healthworks for Northern Virginia
	<b>Agency/Group/Organization Type</b>	Serves Health	
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy	
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus group consultation on housing needs from a healthcare perspective. Improved coordination of services. The anticipated outcome is improved coordination to address this population's needs.	

10	<b>Agency/Group/Organization</b>	Christ the Redeemer
	<b>Agency/Group/Organization Type</b>	Serves Children Serves Elderly Persons Health Services Educational Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation on housing needs at community focus group. The anticipated outcome is improved coordination to improve access to affordable housing.
11	<b>Agency/Group/Organization</b>	New Virginia Majority
	<b>Agency/Group/Organization Type</b>	Housing Health Services Educational Services Employment Services Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus group outreach to Hispanic community on housing needs.
12	<b>Agency/Group/Organization</b>	Arlington Partnership for Affordable Housing
	<b>Agency/Group/Organization Type</b>	Housing Housing Services Serves the Elderly Persons Serves Persons with Disabilities



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation made through community outreach efforts to determine affordable housing public meetings. The anticipated outcome is improved coordination to increase number of affordable units.
13	<b>Agency/Group/Organization</b>	Volunteers of America Chesapeake (Loudoun)
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Outreach to community partner for housings needs.
14	<b>Agency/Group/Organization</b>	Workforce Resource Center
	<b>Agency/Group/Organization Type</b>	Employment Services Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Workforce Resource Center was consulted on the needs for job seekers and employers; the need for more single, affordable housing units was a high priority and need. The anticipated outcome is improved coordination to address this population's needs.
15	<b>Agency/Group/Organization</b>	MVB Bank
	<b>Agency/Group/Organization Type</b>	Housing Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was consulted at community outreach public meeting on affordable housing needs. The anticipated outcome is improved coordination to provide affordable housing.
16	<b>Agency/Group/Organization</b>	Good Shepherd Alliance, Inc.
	<b>Agency/Group/Organization Type</b>	Serves the homeless Employment Services
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with agency at community outreach on housing needs for homelessness persons and families. The anticipated outcome is improved coordination to increase housing for homeless persons and families.
17	<b>Agency/Group/Organization</b>	Continuum of Care Agencies
	<b>Agency/Group/Organization Type</b>	Serves the homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with members of COC on needs of homelessness persons and families. The anticipated outcome is improved coordination to increase services for homeless persons and families. COC member agencies: LAWS; Good Shepherd Alliance; Department of Family Services; Office of Housing; Department of Mental Health, Substance Abuse & Developmental Services; Tree of Life; ECHO; Friendship Place; Volunteers of America Chesapeake and the Carolinas; OAR; Salvation Army; Loudoun Free Clinic; Women Giving Back; Windy Hill; Loudoun Hunger Relief; Crossroads Jobs; Legal Services of Northern Virginia; VOACC – SSVF Veterans

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

An effort was made to 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 for homelessness are consistent with the CoC Plan.
County Comprehensive Plan	Department of Planning	Strategic Plan goals for affordable housing complement the goals in the County's Comprehensive Plan.

**Table 2 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Adjacent units of local government and the Northern Virginia Regional Commission were contacted and asked to comment on Loudoun County's Five-Year Consolidated Plan. No comments were received.

**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 act as a collective voice for all of the members of the Network serving the County, promote the important benefits and gain support from key decision makers. A focus group was held for the purpose of assessing the various aspects of housing needs in the County.

The Unmet Housing Needs Strategic Plan includes extensive information on all the focus groups, interviews, and virtual meetings held to get public input on the unmet County needs.

**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)****Summarize citizen participation process and how it impacted goalsetting**

Citizen input on the Consolidated Plan was solicited through widely 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 2021-2025 Consolidated Plan was distributed to local agencies, nonprofit organizations and other stakeholders working with minority, non-English speaking, and physically impaired residents to allow for as much public input to participate in the planning process as possible.

**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		Non-targeted/broad community	Hosted by Family Services Advisory Board 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 priorities issues for the Five-Year Consolidated Plan.	Many speakers addressed the need for affordable housing in the County. Inadequate affordable housing for low wage earners and disabled persons, need for single bedroom and studio apartments, need for equity split with housing acquired with public funds, and the need to create a land trust to create affordable housing stock.	Comments received through the citizen participation process were considered in the process of developing the final Consolidated Plan.	

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	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Hispanic</p> <p>Non-targeted/broad community</p>	Held Fall 2020, the Spanish-Language Focus Group was held with seven people in attendance.	Housing priorities and barriers were discussed with responses on the cost of rent far exceeding earnings, tenant/landlord issues, wages not keeping pace with housing/living expenses, not being able to live where they work, greater need for bi-lingual County staff, and need affordable housing near transportation.	Comments received through the citizen participation process were considered in the process of developing the final Consolidated Plan.	

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	Internet Outreach	Non-targeted/broad community	Information on the 2021-2025 Consolidated 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 via the internet.	Not applicable.	

**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)
4	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Hispanic  Persons with disabilities	Information on the 2021-2025 Consolidated 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.	
5	Public Meeting	Non-targeted/broad community  Advisory Boards	Presentation on the Five-Year Consolidated Planning process were made in January 2021 to the Family Services Advisory Board.	No comments were received.	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)
6	Public Meeting	Non-targeted/broad community	April 2021, the Plan was presented to the Loudoun County Board of Supervisors at the public hearing on the 2021-2025 Consolidated Plan that included that 2021 Annual Action Plan, an analysis of impediments and fair housing plan and the citizen participation plan.	Positive comments received on addressing the priority needing needs in the County.	Not applicable. All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

Housing cost burden is a common housing problem that Loudoun County faces. High housing costs in the County and the region impact low wage earners and make it difficult for the elderly and disabled households, on limited income or living on retirement income, to live in the County without being burdened by housing costs.

**Housing** - Loudoun County is one of the fastest growing counties in Northern Virginia. More than 200,000 residents moved into the County from 2000 to 2017 (Loudoun County Housing Needs Assessment 2017). The number of households increased 31% from 2010 to 125,309 households in 2018. While household median income increased by nearly 18% to \$136,268 over the same period, the average price of a home in 2018 was \$518,575. Increases in young workers and families, Asian and Hispanic populations and aging characterize major population and demographic changes over the last 20 years.

**Homelessness** - The Loudoun County Continuum of Care (CoC) along with CoC's across the nation conducted the annual HUD Point-in-Time (PIT) Count between of Wednesday, January 22 through Thursday, January 23, 2020. The methodology used for data analysis was provided through hardcopy surveys completed by staff from partnering organizations and throughout various county departments. There was a coordinated effort with local law enforcement, hospitals, nonprofits and others to ensure that unsheltered persons were identified and connected to services and appropriate resources.

A total of 179 persons in 144 households were experiencing homelessness in Loudoun County based on the 2020 Point-in Time Count. Of those, 129 were single adult households and 15 were identified as family households. There were 31 children and 19 adults in family households experiencing homelessness on that night. These numbers represent a 5.9% increase in the number of persons who were homeless compared to the 2019 PIT Count.

**Non-Homeless Special Needs** - Loudoun County has a population group whose members may require specialized services or accommodations, including low-income residents (incomes below the 30 percent AMI), elderly residents requiring congregate care, and disabled residents. Needs include transportation, jobs and job training, expansion of existing and/or creation of new programs to address geographic gaps, special needs/disabilities gaps, racial disparities, and/or English language learners' needs, and increase preschool options for children with disabilities and special needs.

**Non-Housing Community Development-** Loudoun County has not officially designated target areas that meet the criteria for use of CDBG funds. Future community outreach could include a discussion about officially designated areas to access federal resources for improvement. The County has several communities which have been identified with water or wastewater problems. Some of these communities are older, low-income communities and lack adequate septic and water systems which present a health hazard. Plans for the implementation of improved water systems are in process and anticipated to be underway during this Consolidated Plan period.

**NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c) AS OF 1/14/2021****Summary of Housing Needs**

Loudoun County is one of the fastest growing counties in Northern Virginia. There was more than 200,000 increase in population from 2000 to 2017 (Loudoun County Housing Needs Assessment 2017). The number of households increased 31% from 2010 to 125,309 households in 2018. Household median income increased by nearly 18% to \$136,268 over the same period. Increases in young workers and families, Asian and Hispanic populations and aging characterize major population and demographic changes over the last 20 years (Loudoun County Housing Needs Assessment).

**Priority housing needs**

<b>Demographics</b>	<b>Base Year: 2010</b>	<b>Most Recent Year: 2018</b>	<b>% Change</b>
Population	291,653	385,143	32%
Households	95,330	125,309	31.45%
Median Income	\$115,574	\$136,268	17.91%

Table 5 - Housing Needs Assessment Demographics

**Alternate Data Source Name:**

2014-2018 ACS

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	7765	8530	6580	8815	85380
Small Family Households	2980	4020	3180	4000	51700
Large Family Households	620	1185	740	1165	11675
Household contains at least one person 62-74 years of age	1435	1480	1200	1535	12170
Household contains at least one person age 75 or older	1425	1150	595	740	3415
Households with one or more children 6 years old or younger	1399	2470	1525	1639	20370

Table 6 - Total Households Table

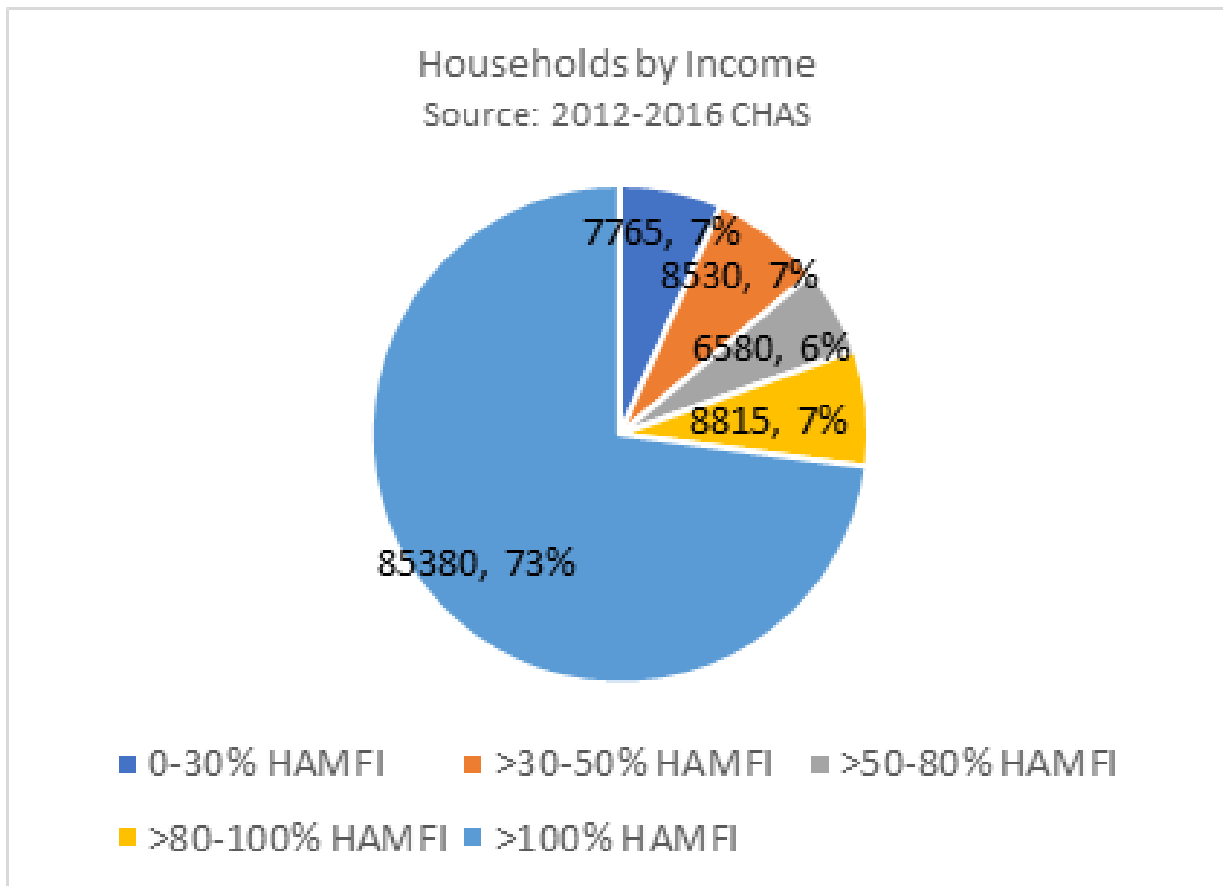
**Data Source:**

CHAS Tables 5, 7, and 13

“Small Family Households” have 2 persons, neither of which is 62 years or over, or up to 3 or 4 persons. “Large Family Households” have 5 or more persons. “Total Households”, “Small Family Households”, and “Large Family Households” are from CHAS Table 7. “Household contains at least one person 62-74 years of age” and “Household contains at least one person age 75 or older” are found in CHAS Table 5. “Households with one or more children 6 years old or younger” is from CHAS Table 13.

#### Number of Households Narrative

More than half (56%) of Loudoun County households are small family households. Nearly a quarter (23%) include a young child, 6 or younger. Nearly as many households (21%) include someone 62 or older. Approximately 22,875 households have low incomes, up to 80% of AMI.



Households that include at least one person, 75 or older, are most likely to have a low household income, with 43% having incomes at or below 80% of AMI. Likewise, households that include at least one person 75 or older have the highest percentage of households in each of the low-income categories with nearly 20% having extremely low incomes (less than 30% of AMI.) In addition, 23% of households include at least one low-income person aged 62-74. Both groups (75 or older and 62-74) have low incomes at a disproportionately high rate.

The Small Family Households category includes the largest number of low-income households; though the rate of low income among small family households is the lowest (15%), since they represent more than half (56%) of all households in the County.

### Housing Needs Summary Tables\*\*\*

#### 1. Housing Problems – Households with one of the listed needs

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
	Number of Households									
Substandard Housing – Lacking complete plumbing or kitchen facilities	100*	30*	90*	25*	350*	25*	0	25*	75*	330*
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)	35*	90*	15*	4*	235*	15*	25*	0	25*	95*
Overcrowded – With 1.01-1.5 people per room (and none of the above problems)	250*	210*	50*	70*	840*	0	175*	40*	10*	595*
Housing cost burden greater than 50% of income (and none of the above problems)	2610	1390	155*	75*	4285	2170	1715	925	745	6465
Housing cost burden greater than 30% of income (and none of the above problems)*	3145	3175	1815	1490	10320	2715	2930	2355	2555	19495
Zero/negative income (and none of the above problems)	250*	0	0	0	250*	370*	0	0	0	370*

the above problems)

Table 7 - Housing Problems (Households with one listed needs) Table

**Data Source:** CHAS Table 3

Data Note: \*The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

Data Notes: \* "Housing cost burden greater than 30% of income (and none of the above problems)" includes those households that are severely cost-burdened.

### Housing Problems – Households with one of the listed needs Narrative

There are too few households living in units lacking complete plumbing or kitchens to accurately estimate the number of households experiencing this condition. However, at least 486 households do not have complete plumbing or kitchens in their unit. At least 235 renters do not have complete plumbing or kitchens in their units and may live in substandard housing. For those households that rent a room, the household may have access to an indoor bathroom and kitchen, while it is not included in their unit. At least 174 owner-occupants lack complete plumbing or kitchens.

More than 1,840 households live in overcrowded conditions with more than 1.01 persons per room. Most of these households (1,435) live in overcrowded conditions with 1.01-1.5 people per room. More than 200 households live in severely overcrowded conditions with more than 1.51 people per room. More than half (1,075) of the households that live in overcrowded conditions are renters. Though there are not enough owners experiencing overcrowded conditions to provide an exact estimate, at least 500 owner occupants live in overcrowded conditions.

More than 30,000 Loudoun County households are cost burdened, since they spend more than 30 percent of their income on housing, and may have to sacrifice other needs like transportation, healthcare, and education to afford housing. More than one third of these households (11,090) are severely cost-burdened, since they spend more than 50 percent of their income on housing. These households are likely to be making tough choices between housing and other necessities such as food and clothing. Table 7 (above) shows the number of low- and moderate-income households that are cost burdened, without experiencing overcrowding or living with incomplete facilities.

**2. Housing Problems 2– Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden.**

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
	Number of Households									
Having 1 or more of four housing problems	2995	1720	315*	175*	5710	2210	1920	990	860	7485
Having none of four housing problems	1030	2430	2275	3055	20455	900	2460	3000	4725	82800
Cost burden not computed, none of the other housing problems	250*	0	0	0	250*	370*	0	0	0	370*

Table 8 - Housing Problems - Households with a Severe Housing Problem.

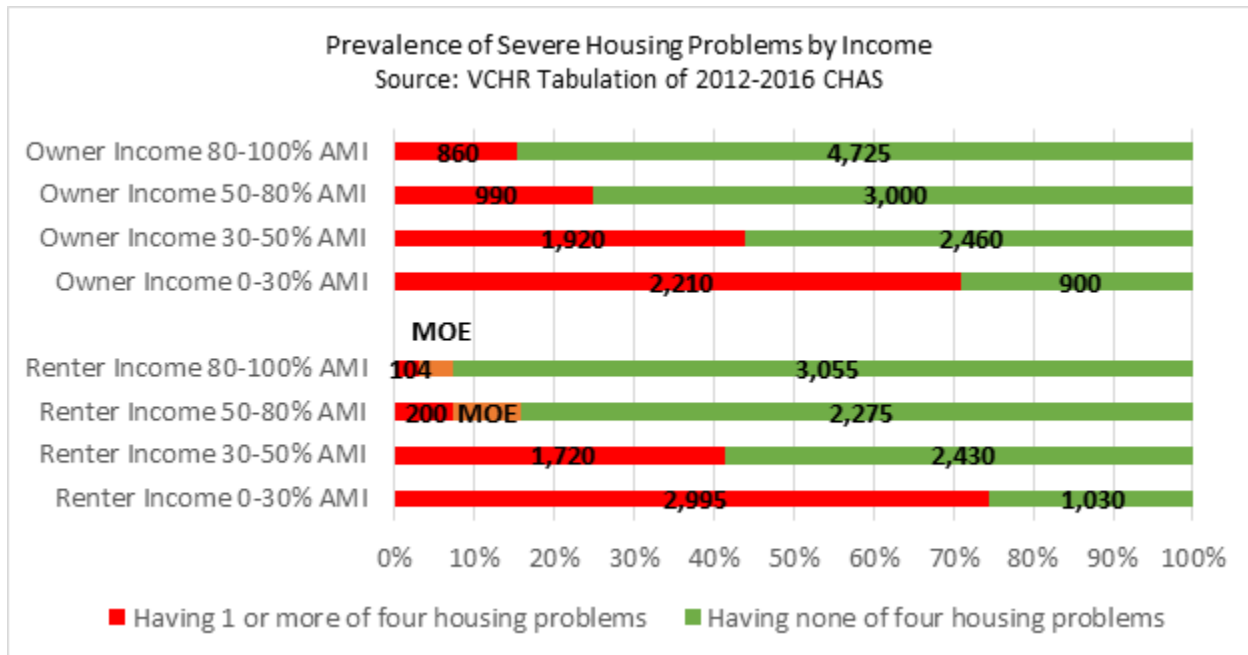
**Data Source:** CHAS Table 2

**Data Note:** \*The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

**Housing Problems – Households with a Severe Housing Problem Narrative**

Twenty-two percent of renters experience at least one of the four severe housing problems: lacking a complete kitchen or plumbing facilities, have more than 1.5 person per room, or are housing cost-burden greater than 50%. Eight percent of owners experience at least one of the severe housing problems. Prevalence of housing problems increases as income level decreases.





More than half of renter households (52%) experience one or more of the four severe housing problems: have extremely low incomes, up to 30% of AMI; and 30% have very-low incomes 30-50% of AMI. At least 200 households are low income, 50-80% of AMI, and at least 104 are moderate-income, 80-100% of AMI.

30% of owner households experience 1 or more of the 4 severe housing problems are extremely low income, 0-30% of AMI; 26% have very low incomes, 30-50% of AMI; 13% have low income, 50-80% of AMI; and 11% have moderate income, 80-100% of AMI.

### 3. Cost Burden >30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Number of Households								
Small Related	1705	1935	790	5395	940	1315	1385	10000
Large Related	370*	410*	254*	1239	200*	570*	220*	2865
Elderly	840	410*	190*	1789	945	840	455*	3660
Other	590*	685*	635*	2650	360*	275*	330*	2890
Total need by income	3505	3440	1869	11073	2445	3000	2390	19415

Table 9 - Cost Burden >30%

Data Source: CHAS Table 7

Data Note: \*The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

Small Related [family] contains 2 persons, neither person 62 years or over, or 3 or 4 persons. Large Related [family] contains 5 or more persons. Elderly [family] contains 2 persons, with either or both age 62 or over. Other [household type] contains persons non-elderly and non-family.

### **Housing Problems – Cost Burden >30% and >30%-50% Narrative**

#### **Cost-burden by Family Type**

Households which spend more than 30% of their income on housing and particularly those with low and moderate incomes may make choices between housing and other necessities. Households that spend more than 50% of their income on housing are likely to be making tough choices between housing and other basic necessities.

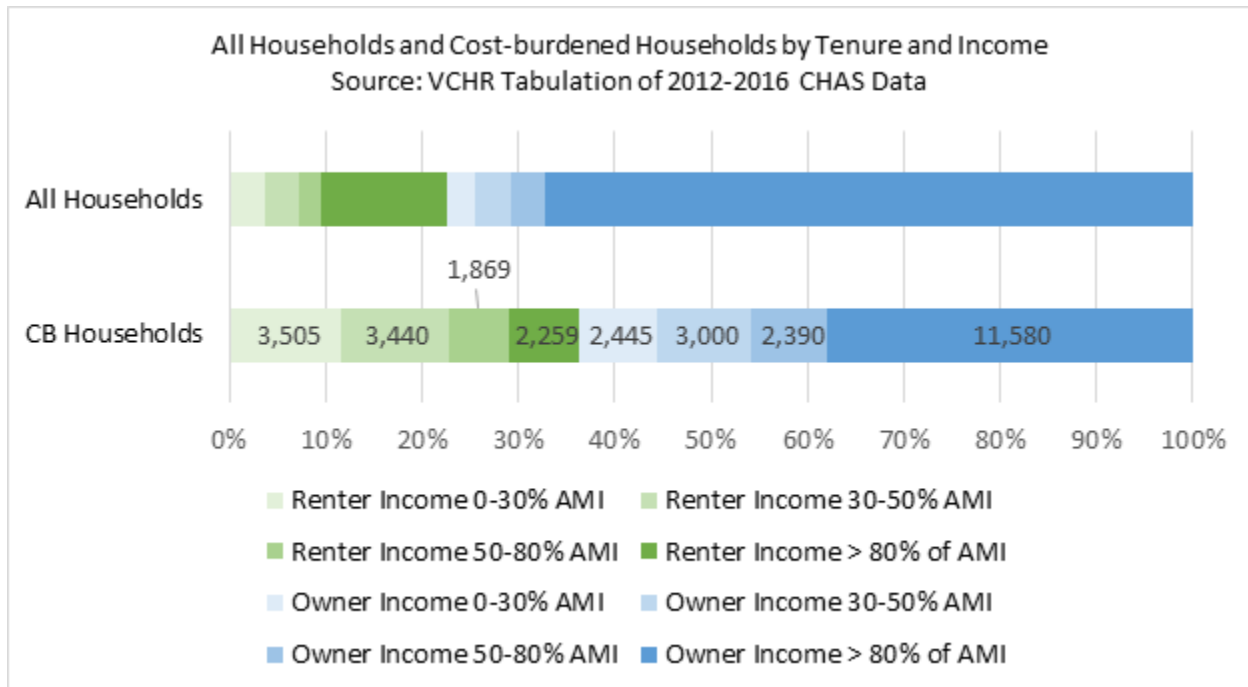
More than 30,000 households in Loudoun County are cost-burdened. The largest number of cost-burdened households are among the population of small-family households because they also make up the largest number of households in the County. Twenty-three percent of small family households are cost burdened and they represent 50% of the cost-burdened population, meaning there are disproportionately more small-family households experiencing housing cost-burden. Nonetheless, nearly 15,400 small-family households are cost-burdened and may need a more affordable, appropriate unit.

Elderly households, those that include one or more people 62 or older, are disproportionately cost-burdened: households that include people 64 or older make up 11% of the overall population, but 17% of the population of cost-burdened households. Nearly 5,450 elderly households, 1,789 renters and 3,660 owners are cost-burdened and would likely benefit from more affordable, appropriate housing.

About 27% of large family households (4,100) are cost-burdened. Large family households make up 11.5% of all households and 13.5% of the population of cost-burdened households, meaning they are also disproportionately cost-burdened, though marginally so. 5,540 additional households not included in the groups discussed above are burdened by housing costs.

#### **Cost-burden by Tenure**

Renters are disproportionately cost-burdened and cost-burdened at twice the rate of owners. Renters are also more likely to have lower incomes. Nonetheless, there are more than 19,400 cost-burdened owners, which is more than the total number of cost-burdened renters.



#### 4. Cost Burden >50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Number of Households								
Small Related	1345	660*	20*	2060	870	805*	560*	3205
Large Related	230*	80*	4*	314*	130*	210*	75*	620*
Elderly	700*	265*	75*	1139	615*	455*	240*	1545*
Other	580*	405*	60*	1045	360*	275*	65*	935
Total need by income	2855	1410	159*	4558	1975	1745	940	6305

Table 10 - Cost Burden >50%

Data Source: CHAS Table 7

Data Note: \*The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

#### Housing Problems – Cost Burden >50% Narrative

Approximately half of low income, cost-burdened renters are severely cost-burdened, paying more than 50% of their household income for housing. Just under 60% of low-income, cost-burdened homeowners are severely cost-burdened. Households that pay more than 50% of their household income for housing, and especially those with low incomes are likely to be making tough choices between housing and other basic necessities. In addition, many of these households may be at risk of becoming homeless.

**5. Crowding (More than one person per room)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
	Number of Households									
Single Family households	265*	270*	65*	69*	924*	30*	110*	39*	20*	464*
Multiple, unrelated family households	30*	25*	20*	4*	114*	0	90*	4*	20*	253*
Other, non-family households	0	10*	25*	0	85*	0	0	0	0	0
Total need by income	295*	305*	110*	73*	1123	30*	200*	43*	40*	717

Table 11 - Crowding Information (1/2)

**Data Source:** CHAS Table 10**Data Note:** \*The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.**Housing Problems – Crowding Narrative**

Overall, 1,840 households experience over-crowding, and more than half are renter households. 1,388 households are single family households and at least half of single-family, overcrowded households are renters. At least 211 overcrowded households are multiple, unrelated family households. There are too few other, non-family households to accurately estimate the number of overcrowded households in this category, though most are renters.

**Overcrowded households that include children**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
	Number of Households							
Overcrowded Households with Children Present	333*	190*	112*	635	0	108*	77*	185

Table 12 - Crowding Information (2/2)

**Data Source:** PUMS**Data Notes:** "Households with Children Present" are households that include 1 or more children age 6 or younger.

\*The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

There are approximately 820 overcrowded households that include children. Most of these households (77%) are renters.

#### **Describe the number and type of single-person households in need of housing assistance**

Cost-burdened households, and especially those who with low incomes will need housing assistance. Furthermore, seniors living alone with low incomes also need housing assistance. There are approximately 7,860 single-person households with low incomes, up to 80% of AMI, and 72% are cost-burdened. Among extremely low and very low-income households, 73% of cost-burdened households are severely cost-burdened.

Just over 4,380 seniors with low incomes live alone. Among the extremely low-income seniors living alone, 73% are cost-burdened and most are severely cost-burdened (78% of cost-burdened seniors). About 1,330 senior households with income 30-80% of AMI are cost burdened, paying more than 30 percent of their income for housing.

Single-person Households	Extremely low-Income (<30% of AMI)	Very low-Income (30-50% of AMI)	Low Income (50-80% of AMI)
<b>Total</b>	<b>3,265</b>	<b>2,484</b>	<b>2,111</b>
Cost-burdened	2,317	1,861	1,503
Severely Cost-burdened	1,823	1,244	391*
Seniors	2,191	1,400	792
Cost-burdened Seniors	1,608	885*	449*
Severely Cost-burdened Seniors	1,258	513*	217*

#### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking**

Loudoun County's nonprofit and designated domestic violence and sexual assault crisis center is the Loudoun Abused Women's Shelter (LAWS). The Women's Shelter reported the number clients who were victims of domestic violence January 1-December 31, 2020. The County uses its Housing Choice Voucher program to assist 495 active tenant-based vouchers. The County implemented a Project-Based Voucher Program, serving elderly or disabled households.

Families	609
Disabled	38
Stalking	53
Domestic Violence	609
Sheltered	189 individuals (93 families)

#### **What are the most common housing problems?**

Housing cost-burden is the most common housing problem faced by Loudoun County households. More than 30,000 Loudoun County households are cost burdened, spending more than 30 percent of their income on housing. More than one third of these households (11,090) are severely cost-burdened, spending more than 50% of their income on housing.

**Are any populations/household types more affected than others by these problems?**

Low-income households, renters, and households including at least one person 62 or older are disproportionately cost-burdened. Small families comprise most of Loudoun's households and likewise make up the largest number of low-income households experiencing housing problems. Similarly, most households in Loudoun County are owners, and so owners make up a large number of the households experiencing housing problems.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the need formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

According to information from the County's Homeless Prevention Program, the primary needs of individuals and families with children at imminent risk of homelessness include affordable housing, increased wages, medical benefits, job training programs, and transportation. Due to low wages most of the low-income families spend their entire paycheck on rent. Also, due to the lack of transportation and job skills, they are unable to better their situation. They remain on the cusp of homelessness without their needs being addressed.

The needs of formerly homeless families and individuals receiving rapid re-housing assistance and nearing termination of that assistance, closely mirrors the needs of those currently housed, but at imminent risk of becoming homeless.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Please see the discussion below on characteristics linked with instability and an increased risk of homelessness. Estimates of at-risk populations were not provided by the Loudoun County Continuum of Care.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

In consultation with the Loudoun County Department of Family Services, the lead agency for the Continuum of Care, the causes of homelessness are the following:

- ☐ Loss of job
- ☐ Hostile or abusive environment
- ☐ Discharge from jail, hospital, or other institution
- ☐ Illness or medical crisis
- ☐ Over-crowded living situation.

The study also revealed the following as risk factors for homelessness.

- ☐ Single parenting (when person in question is the custodial parent)

Increased risk factors:

- ☐ Young parenting
- ☐ Lack of education: Did not graduate from high school
- ☐ Lack of job skills /working in low-wage jobs in service
- ☐ Disability
- ☐ Previous episode of homelessness
- ☐ Housing cost burden

**Discussion:**

Due to the COVID-19 Pandemic those at risk of becoming homeless, are households that have moved to very low-income category because of job loss, particularly those in the service industry.

Hotel stays for social distancing with separate rooms provides the necessary isolation for quarantine if warranted.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately in greater need as compared to the needs of that category of need as a whole.

### Introduction

During the preparation of Loudoun County's Five-Year Consolidated Plan, an evaluation and comparison was made to determine the housing problems of any racial/ethnic groups in comparison to the overall needs in the County. Data detailing information by racial group has been compiled from the 2012-2016 CHAS Data and 2014-2018 ACS Data. Disproportionate need is defined as a group having at least 10 percentage points higher than the percentage of persons as a whole. The following tables highlight disproportionate needs in Loudoun County.

#### 0%-30% of Area Median Income

HOUSING PROBLEMS	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,285	855	620*
White	3,235	480*	330*
Black/African American	755*	155*	140*
Asian	760*	20*	65*
American Indian, Alaska Native	15*	34*	0
Pacific Islander	0	0	0
Hispanic	1,355	105*	60*

Table 13 - Disproportionately Greater Need 0-30% of AMI

**Data Source:** CHAS Table 1

Data Note: \*The coefficient of variation is greater than 15% for these estimates and therefore it is unreliable.

The four housing problems are 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

More than 80% of households with extremely low incomes, up to 30% of AMI, experience one or more of the four housing problems. Though, estimates for extremely-low-income households experiencing housing problems by race/ethnicity are not always reliable, non-white, extremely low-income households experience housing problems at a slightly higher rate than white households overall: 83% of non-white households experience one or more housing problems, compared to 80% of white households. 89% of Hispanic households with extremely low income have one or more of the four housing problems. In addition, Hispanic households with extremely low incomes disproportionately experience housing problems.



*30%-50% of Area Median Income*

HOUSING PROBLEMS	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,645	1,895	0
White	3,260	1,155	0
Black/African American	580*	180*	0
Asian	650*	189*	0
American Indian, Alaska Native	45*	0	0
Pacific Islander	4*	0	0
Hispanic	1,900	280*	0

Table 14 - Disproportionately Greater Need 30-50% of AMI

**Data Source:** CHAS Table 1

Data Note: \*The coefficient of variation is greater than 15% for these estimates and therefore it is unreliable.

The four housing problems are 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

78% of households with very-low incomes (30-50% of AMI) experience one or more of four housing problems. Hispanic households with low incomes experience housing problems at a higher rate (87%) than all households and minority, non-white households (83%). A disproportionately large share of low-income minority and Hispanic households experience housing problems:

- Minority, non-white households comprise 45% of the low-income households, but 48% of low-income income households experiencing housing problems
- Hispanic households comprise 26% of low-income households, but 48% of low-income households experiencing housing problems.

*50%-80% of Area Median Income*

HOUSING PROBLEMS	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,395	2,185	0
White	2,340	1,345	0
Black/African American	390*	120*	0
Asian	480*	285*	0
American Indian, Alaska Native	10*	40*	0
Pacific Islander	4*	30*	0
Hispanic	1,055	340*	0

Table 15 - Disproportionately Greater Need 50-80% of AMI

**Data Source:** CHAS Table 1

Data Note: \*The coefficient of variation is greater than 15% for these estimates and therefore it is unreliable.

The four housing problems are 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

67% of households with low-incomes (50-80% of AMI) experience one or more of the four housing problems, more than 10% fewer than households in the <30% and 30-50% of AMI groups. Minority, non-white households experience housing problems at a higher rate, 70%. Hispanic households experience the highest rate of housing problems among those groups with reliable estimates at 76%. 63% of all white households in this income group experience housing problems. A disproportionately large share of minority households and among them Hispanic households experience housing problems:

Minority households comprise 42% of the population of low-income households and 44% of the population of low-income households experiencing housing problems.

Hispanic households comprise 21% of the population of a low-income households and 44% of the population of low-income households experiencing housing problems.

#### *80%-100% of Area Median Income*

HOUSING PROBLEMS	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,260	4,555	0
White	2,725	2,800	0
Black/African American	370*	490*	0
Asian	470*	345*	0
American Indian, Alaska Native	4*	10*	0
Pacific Islander	0	0	0
Hispanic	580*	770*	0

Table 16 - Disproportionately Greater Need 80-100% of AMI

**Data Source:** CHAS Table 1

Data Note: \*The coefficient of variation is greater than 15% for these estimates and therefore it is unreliable.

The four housing problems are 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

48% of moderate-income (80-100% of AMI) households experience housing problems. In this income group, white households experience housing problems at a higher rate than minority households, 49% compared to 47%. There are too few households in each subgroup to provide a reliable estimate for any minority subgroups.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

During the preparation of Loudoun County's Five-Year Consolidated Plan, an evaluation and comparison was made to determine the housing problems of any racial/ethnic groups in comparison to the overall need in the County.

The populations of minority racial and ethnic groups are too small to produce reliable estimates, nonetheless these groups can be aggregated to derive reliable estimates for the entire group of racial and ethnic minority households in low-income groups up to 80% of AMI.

### 0%-30% of Area Median Income

SEVERE HOUSING PROBLEMS*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5205	1930	620*
White	2720	995	330*
Black/African American	645*	270*	140*
Asian	580*	195*	65*
American Indian, Alaska Native	10*	45*	0
Pacific Islander	0	0	0
Hispanic	1095*	365*	60*

Table 17 - Severe Housing Problems 0-30% of AMI

**Data Source:** 2012-2016 CHAS Table 2

**Data Note:** \*The coefficient of variation is greater than 15% for these estimates and therefore they are unreliable. The four severe housing problems are 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

White and minority households are proportionately represented in the population of households with incomes up to 30% of AMI and who experience severe housing problems. That is, the proportions of white and minority households in the population of households with incomes up to 30% of AMI and the proportions of white and minority households in the population of housing with incomes up to 30% of AMI that experience severe housing problems are within 4 tenths of a percent of one another. White households represent a larger share of the population of households with very low income (30-50% of AMI) that experience severe housing problems, evidence of a greater need in this income group. White households are also over-represented in the population of households with low income (50-80% of AMI) that experience severe housing problems. Data is not reliable for any racial or ethnic subgroup in the population of households with moderate income (80-100%) of AMI that experience one or more housing problems, though 12 percent of households in this income group experience 1 or more housing problems.

*30%-50% of Area Median Income*

SEVERE HOUSING PROBLEMS*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3640	4890	0
White	1980	2435	0
Black/African American	280*	485*	0
Asian	445*	395*	0
American Indian, Alaska Native	19*	24*	0
Pacific Islander	0	4*	0
Hispanic	790*	1395	0

Table 18 - Severe Housing Problems 30-50% of AMI

**Data Source:** 2012-2016 CHAS Table 2

Data Note: \*The coefficient of variation is greater than 15% for these estimates and therefore they are unreliable. The four severe housing problems are 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

White households represent a larger share of the population of households with very low income (30-50% of AMI) that experience severe housing problems, evidence of a greater need in this income group. Among white households, 43% experience one or more housing problems compared to 40% among non-white and Hispanic households.

*50%-80% of Area Median Income*

SEVERE HOUSING PROBLEMS*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1305	5275	0
White	890	2795	0
Black/African American	65*	440*	0
Asian	195*	55*	0
American Indian, Alaska Native	10*	40*	0
Pacific Islander	0	34*	0
Hispanic	105*	1285	0

Table 19 - Severe Housing Problems 50-80% of AMI

**Data Source:** 2012-2016 CHAS Table 2

Data Note: \*The coefficient of variation is greater than 15% for these estimates and therefore it is unreliable.

The four severe housing problems are 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

White households represent a larger share of the population of households with low income (50-80% of AMI) that experience severe housing problems, evidence of disproportionately greater need in this income group. Among white households, 21% experience one or more housing problems compared to 17% of non-white and Hispanic households.

*80%-100% of Area Median Income*

SEVERE HOUSING PROBLEMS*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1035	7780	0
White	655*	4880	0

Black/African American	69*	790*	0
Asian	135*	680*	0
American Indian, Alaska Native	4*	10*	0
Pacific Islander	0	0	0
Hispanic	140*	1210*	0

*Table 20 - Severe Housing Problems 80-100% of AMI*

**Data Source:** 2012-2016 CHAS Table 2

Data Note: \*The coefficient of variation is greater than 15% for these estimates and therefore it is unreliable.

The four severe housing problems are 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Data is not reliable for any racial or ethnic subgroup in the population of households with moderate income (80-100%) of AMI that experience 1 or more severe housing problems, though 12% of households in this income group experience 1 or more severe housing problems.

**NA-25 Disproportionally Greater Need: Housing Cost Burdens – 91.205(b)(2)**

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

**Introduction**

The Hispanic/Latino population primarily resides in the older communities in Loudoun, which tend to be the least costly to live in but still very highly priced. Hispanic/Latinos are more cost burdened than other population groups in the County because household incomes tend to be much lower than the average household income in the County. The Asian population primarily resides in the newest communities in Loudoun, which also are much higher priced areas to live than the older communities. Asians are more cost burdened than other population groups in the County because they choose to live in the newer communities where prices are high, even though they tend to have higher than average incomes.

*Housing Cost Burden*

HOUSING COST BURDEN	<=30%	30-50%	>50%	No/Negative Income (not computed)
Jurisdiction as a whole	85,580	19,778	11,093	629*
White	58,405	11,205	6,585	340*
Black/African American	5,650	1,790	970	140*
Asian	12,410	2,715	1,350	65*
American Indian, Alaska Native	230*	40*	39*	0
Pacific Islander	85*	8*	4*	0
Hispanic	6,740	3,650	1,780	60*

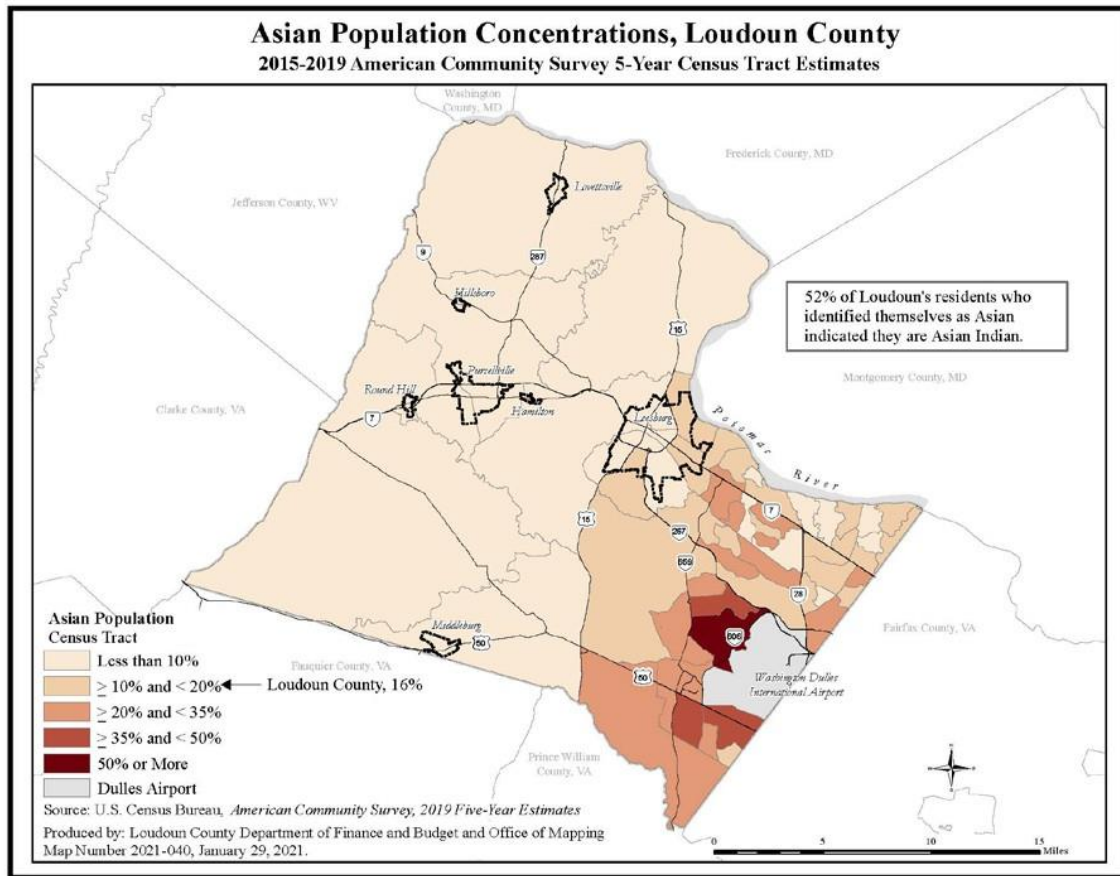
Table 21 - Greater Need: Housing Cost Burdens AMI

**Data Source:** CHAS Table 9

Data Note: \*The coefficient of variation is greater than 15% for these estimates and therefore it is unreliable.

**Discussion:**

Nearly 31,000 households spend more than 30% of their income on housing costs and more than one third of those households pay more than 50% of their income for housing. Black/African American and Hispanic/Latino households are disproportionately cost burdened and disproportionately severely cost burdened. The sample of American Indian, Alaska Native, and Pacific Islander households is too small to allow for reliable estimates.





### NA-30 Disproportionally Greater Need: Discussion – 91.205(b)(2)

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Low-income households, renters, and households including at least one person 62 or older are disproportionately cost-burdened. More than 1,760 households live in overcrowded conditions with more than 1.01 persons per room. Among these households, more than 200 live in severely overcrowded conditions with more than 1.51 people per room.

There are important differences in the household incomes of different segments of the Loudoun County population. The median household income in Loudoun County over the 2012-2014 period was \$121,361 (in 2015 dollars). Over the same three-year period, the median household income of non-Hispanic white households in Loudoun County was \$128,690 and the median household income for Asian households was \$135,929 (Figure 10). Black and Hispanic households had lower median household incomes. Over the 2012-2014 period, the median household income for black households in Loudoun County was \$101,467 and the median household income of Hispanic households was \$84,059. (All values are in 2015 dollars.)

While there is significant diversity within the non-white population, Hispanic and Asian households are more likely than the white population to live in larger families, and Hispanic households tend to have lower incomes and are more likely to be renters compared to the white population.

Housing cost burden rates also vary by race and ethnicity. Hispanic residents are significantly more likely to be cost burdened than other households living in Loudoun County. Nearly half of all Hispanic households, including both owners and renters, are cost burdened. More than 60% of Hispanic renters are cost burdened. Black households are slightly more likely to be cost burdened than the overall population; 37.1% of black households spend 30% or more of their income on housing compared to 29.6% of the overall population.

<b>Cost Burdened Households by Selected Characteristics, 2012-2014 Percent Cost Burdened</b>	
<b>All Households</b>	29.6%
Household income <60% AMI	78.4%
Under age 25	64.1%
Living alone (age 65+)	51.9%
Single-parent families	50.5%
Renters	49.7%
Hispanic households	49.7%

Persons with disabilities	39.3%
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Among extremely low-income households, estimates for extremely-low-income households experiencing housing problems by race/ethnicity are not all reliable, non-white, extremely low-income households experience housing problems at a slightly higher rate than white households: 83% of non-white households experience one or more housing problems, compared to 80% of white households. 89% of Hispanic households with extremely low income have one or more of the four housing problems. In addition, Hispanic households with extremely low incomes disproportionately experience housing problems.

A disproportionately large share of low-income minority and Hispanic households experience housing problems.

Among extremely low-income households (up to 30% of AMI):

- Minority, non-white households comprise 45% of the low-income households, but 48% of low-income income households experiencing housing problems.
- Hispanic households comprise 26% of low-income households, but 48% of low-income households experiencing housing problems.

Among very low-income households (30-50% of AMI):

- Minority households comprise 42% of the population of low-income households and 44% of the population of low-income households experiencing housing problems.
- Hispanic households comprise 21 % of the population of a low-income households and 44% of the population of low-income households experiencing housing problems.

Among low-income households (50-80% of AMI):

- Minority households comprise 42% of the population of low-income households and 44% of the population of low-income households experiencing housing problems.
- Hispanic households comprise 21% of the population of a low-income households and 44% of the population of low-income households experiencing housing problems.

White households are over-represented in the population of households with very low income (30-50% of AMI) that experience severe housing problems, evidence of disproportionately greater need in this income group. White households are also over-represented in the population of households with low income (50-80% of AMI) that experience severe housing problems.

#### **If they have needs not identified above, what are those needs?**

A Spanish-language focus group was held on Tuesday, October 27, 2020 with Hispanic community leaders to discuss housing priorities, barriers, and how to address barriers. Much of the discussion focused on the challenges and barriers community members experience in obtaining housing. Challenges included expensive rents, landlord/tenant issues, low paying jobs or needing to work multiple jobs, segregation

and discrimination, language barriers, low financial literacy, immigration status, lack of public transportation, lack of accessibility within the home. Lastly, the COVID-19 Pandemic has exacerbated the housing problems even more.

The main barriers were high rent; low-income; and immigration status. There was also a focus on the expense of housing being a barrier to Hispanics to find housing and a place to live in Loudoun County. An additional barrier is that income is not enough to afford housing and other basic necessities. The attendees cited limitations in obtaining housing due to immigration status. Three participants selected “other” and wrote in “discrimination, education, and minimum wage is too low,” as additional barriers.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The Asian population primarily resides in the newest communities in Loudoun, which also are much higher priced areas to live than the older communities. Those new communities include Brambleton, Loudoun Valley Estates, and South Riding. These newer communities have moderate to high household cost burden according to the owner household burden map that follows. Asians are more burdened than other population groups in the County because they choose to live in the newer communities where prices are high.

The Hispanic population primarily resides in the older communities in Loudoun County, which tend to be the least costly to live in, but still are very highly priced. Those older communities include Sterling and a portion of the Town of Leesburg inside the Leesburg Bypass. Hispanics are more cost burdened than other population groups in the County because household incomes tend to be much lower than the average household income in the County.

## NA-35 Public Housing – 91.205(b)

### Introduction

Loudoun County does not have public housing units but does provide Housing Choice Vouchers that provides affordable housing to low-income households. The biggest challenge in meeting the need of residents with Housing Choice Vouchers, is finding a unit that the voucher holder can afford and is close to public transportation.

### Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	495	24 available/17 leased	420	5	10	75

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Data Source:** HCV Case Management System

**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	23,233	15,847	17,456	42238	17353
Average length of stay	0	0	0	N/A	N/A	N/A	N/A	N/A
Average Household size	0	0	0	2	2	2	3	3
# Homeless at admission	0	0	0	3	0	0	1	2
# of Elderly Program Participants (>62)	0	0	0	221	5	215	1	0
# of Disabled Families	0	0	0	183	8	174	1	0
# of Families requesting accessibility features	0	0	0	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants	0	0	0	0	N/A	N/A	N/A	N/A
# of DV victims	0	0	0	0	N/A	N/A	N/A	N/A

**Table 23 – Characteristics of Public Housing Residents by Program Type****Data Source:** HCV Case Management System

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	182	2	164	0	4	16
Black/African American	0	0	0	166	5	147	1	3	15
Asian	0	0	0	52	3	30	0	2	3
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	N/A	N/A	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 24 – Race of Public Housing Residents by Program Type****Data Source:** HCV Case Management System

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	27	1	25	0	1	0
Not Hispanic	0	0	0	370	9	318	1	8	34
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 25 – Ethnicity of Public Housing Residents by Program Type****Data Source:** HCV Case Management System

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There were 225 Housing Choice Voucher (HCV) applicants on the current waiting list. Of that number, 41 were disabled and 20 were elderly.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Loudoun County voucher holders are in need of units in a suitable location, which they can afford. The delta between the rent and the amount of the voucher provides is the challenge facing many voucher holders. Accessibility to public transportation, in order to get to work, is also cited as an immediate need.

**How do these needs compare to the housing needs of the population at large?**

The needs of HCV clients compare closely with the population at large, particularly the need for affordable housing. Most clients cannot afford to rent in Loudoun County without spending more than 30% of their monthly income, and many spend close to 50% on rent.

**Discussion**

Loudoun County does not have public housing but does offer Housing Choice Vouchers. The greatest need in Loudoun County is for disabled/elderly voucher holders to find units with accessible features. If a unit is not accessible, the Office of Housing's Home Improvement and Emergency Repair Program can provide funds for minor rehabilitation work to make it accessible.

Two (2) bedroom units for a single person occupancy is a frequent request to provide for a live-in aide. The County Board of Supervisors has supported the Project-Based Voucher Program since 2017. The County has increased its Project-Based Vouchers units from 2 to 17 at the following properties:

- ☐ Shreveport Ridge in Ashburn
- ☐ Levis Hill House in Middleburg
- ☐ Birchwood in Brambleton

The County has expanded the Project Based Voucher (PBV) program to set-aside up to 20% of its annual budget authority provided by U.S. Department of Housing and Urban Development and has future projects planned at:

- ☐ Mt. Sterling in Sterling
- ☐ Ashburn Chase in Ashburn
- ☐ Tuscarora Crossing in Leesburg



## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The Loudoun County Continuum of Care (CoC) provides a broad range of services to the community to assist residents that experience a housing crisis. The Continuum of Care is a network of county and community partners that work together to provide quality services to assist households that are homeless or at-risk of becoming homeless. The following is a description of the Homeless Services provided by the Loudoun County Continuum of Care.

#### **Hypothermia Shelter**

Hypothermia Shelter is a seasonal (November 15 – March 31) emergency shelter that provides residents a warm place to go during winter months. Transportation is provided and services include access to showers, laundry facilities and meals (dinner and breakfast).

#### **Coordinated Entry System Intake Line**

Coordinated Entry is a streamlined system developed to ensure that all people experiencing a housing crisis have fair and equal access and are quickly identified, assessed, referred, and connected to housing and supportive services based on their strengths and presenting need. The Coordinated Entry System operates as the single point-of-entry for all homeless services.

#### **Domestic Violence Emergency Shelter**

The Loudoun Abused Women's Shelter (LAWS) provides a full array of comprehensive services to adult and child survivors of domestic and sexual violence. In addition to providing emergency shelter, LAWS also delivers assistance to survivors at its Community Services Center where counseling, legal services, support groups, advocacy and community outreach is provided.

#### **Drop-In Services**

The Drop-In services provide a place for individuals experiencing homelessness to go during the day to take care of everyday needs and access services and supports. Access to showers, laundry facilities and other on-site services are provided.

#### **Emergency Shelter**

Emergency Shelter is designed to provide short-term emergency shelter for residents in the County that are homeless. The program provides households with housing-focused case management services for employment, housing location assistance, transportation and other critical areas of service to assist with housing stabilization.

#### **Homeless Management Information System (HMIS) Database**

The Homeless Management Information System is an information technology database used to collect client-level and program-level data on the provision of housing and services to individuals and families. The system reports aggregated data to assist with program monitoring and evaluation, benchmarks and outcome measures and also fiscal management.

#### **Outreach and Engagement**

The Continuum of Care partners with the Project Assistance to Transition from Homelessness (PATH) Program in the Mental Health, Substance Abuse and Developmental Services Department

to conduct outreach and engagement to persons in the community that are unsheltered and experiencing some type of serious mental health. The Project Assistance to Transition from Homelessness (PATH) Program is provided through Loudoun County's Department of Mental Health, Substance Abuse and Developmental Services. PATH provides outreach and support to adults with serious mental illness that are homeless. The goal is to connect residents with primary behavioral healthcare, substance abuse services and other supports that enhance stability and functioning in the community.

**Permanent Supportive Housing (PSH)**

Permanent Supportive Housing is permanent housing with indefinite leasing or rental assistance paired with supportive services. The program assists persons (or families) that have an adult or child with a documented disability, and individuals with a history of chronic homelessness. The PSH program differs from other supportive housing programs due to the federally mandated eligibility criteria.

**Homeless Prevention & Diversion Services**

Prevention and Diversion Services are designed to assist individuals and families at risk of losing their housing. The program provides short-term financial assistance based on eligibility criteria long with case management services to stabilize housing, prevent rental evictions and divert households from entering the Emergency Shelter. The goal of the Homeless Prevention and Diversion program is to assist households with stabilizing their housing to minimize the likelihood of emergency shelter entry.

**Rapid Re-Housing (RRH)**

Rapid Re-Housing is an intervention, informed by a Housing First approach that is a critical part of our community's Coordinated Entry System. The Rapid Re-Housing program quickly connects families and individuals to permanent housing through a tailored package of assistance that may include the use of time-limited financial assistance and targeted supportive services.

**Transitional Housing (TH)**

Transitional Housing is designed to provide individuals and families who are homeless, or at-risk of becoming homeless with the interim stability and support to successfully move to and maintain permanent housing.

**Youth Crisis Services**

A local non-profit operates a Crisis Care Program that provides youth ages 18-24 who are literally homeless with access to a variety of supportive services.

**Housing Inventory Count** (based on bed capacity on the night of January 22, 2020)

Year-Round Beds <i>Emergency</i>	Year-Round Beds <i>Transitional</i>	Hypothermia Shelter Beds <i>November - March</i>	Permanent Supportive Housing Beds	Domestic Violence <i>Emergency Shelter Beds</i>

<i>Shelter*</i>	<i>Housing</i>			
56	26	23	21	12

*\*Reflects the temporary reduction of beds due to shelter renovations*

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The information provided is based on the annual HUD Point-in-Time (PIT) Count held on night of Wednesday, January 23, 2020. A total of 179 persons were experiencing homelessness.

- ☐ Of those, 129 were single adult households and
- ☐ 15 were identified as family households.
  - There were 31 children and 19 adults represented in those households with a total of 50 persons in family households experiencing homelessness on that night.
- ☐ The most commonly reported subpopulation among households (including both single and family households) for the 2020 PIT Report is chronically homeless, with a total of 23 individuals.
- ☐ The second highest reported subpopulation among all households is households where the Head of Household has a Serious Mental Illness diagnosis (SMI), with a total of 12 individuals.
- ☐ History of Domestic Violence was 8 while currently experiencing domestic violence was 7.
- ☐ Eight had experience of substance abuse.
- ☐ Four had limited English proficiency.
- ☐ Two were formerly institutionalized.
- ☐ Two had a physical disability.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	21	0
Black or African American	18	0
Asian	2	0
American Indian or Alaska Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Multiple Races	9	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Non-Hispanic/Non-Latino	44	0
Hispanic/Latino	6	0

**Table 26**

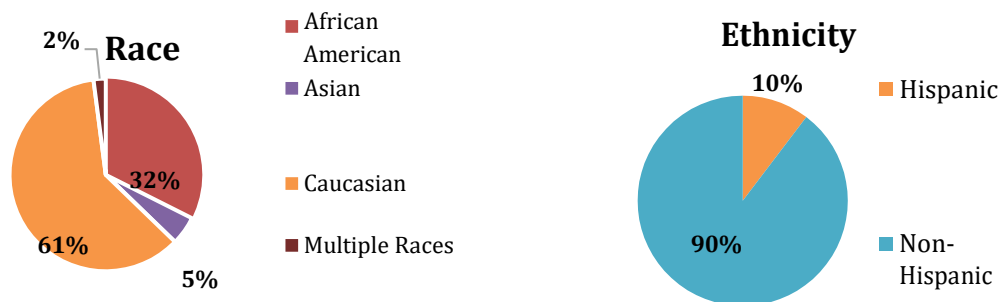
### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Good Shepherd Alliance indicates the following households in need of housing assistance: 15 households with children and two veteran family households.

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	2	1	0	3
Total Number of Persons	5	2	0	7
Total Number of Veterans	2	1	0	3

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Point-in-Time Count gathers demographic data to assess the diversity of households experiencing homelessness on the night of the count. The following charts indicate some categories included in the PIT Count. These data points are required by HUD and reflect only those persons that were included in the 2020 PIT Count as either sheltered or unsheltered.



In partnership with other Continuums of Care partners in the Metropolitan Washington Council of Government (COG), the Loudoun CoC is collaborating on a Racial Equity study to explore the nature and extent of homelessness by racial groups. Demographic data from the results of the regional 2020 annual Point-in-Time count demonstrates the ongoing impacts of structural racism in the metropolitan Washington region. These data show a disproportionate representation of Black or African American residents experiencing homelessness. Regionally, 25 percent of the region's residents are Black or African American. Single adults experiencing homelessness on the night of the count in January 2020 were 73 percent Black, and 86 percent of adults in homeless families were Black.

The members of COG's Homeless Services Committee have been tracking and analyzing their demographic

data and are seeking recommendations to align systems of care across jurisdictions to prevent and end homelessness with a primary focus on racial equity. The proposed racial equity systems

analysis should provide guidance on ensuring that existing systems of care do not exacerbate existing racial inequities and instead, helps mitigate and reduce the disproportionate representation shown of people of color in the metropolitan Washington region's homeless services systems. The goal for this collaborative analysis is a roadmap for concrete actions that can be taken locally, as well as jointly as a region.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

For 2020, the PIT Count committee included the subcategory of couch surfing on the PIT Count survey. Couch surfing is typically a temporary stay in a series of other people's homes (e.g. friends, family, co-workers, etc.), by making use of improvised sleeping arrangements. During the 2020 PIT Count, thirty-one (31) households that were counted as meeting the criteria of couch-surfing. Of households that were couch-surfing on the night of the count, 11 were family households and 20 were single adult households. Although reporting the number of households that are couch surfing is not federally required, including this number helps to create a clearer understanding of how many households in the community are having difficulty stabilizing their housing. It is important to note that the Point-in-Time Count is a one-day snapshot of residents in the community experiencing a housing crisis that has resulted in homelessness and most likely does not adequately represent the full scope of the issue.

**Employment**

For the 2020 PIT Count, of the 129 single adult households that were counted, 27 of those individuals were employed or 20.9%. Of the 15 households with children, all Heads of Households indicated the main source of income was employment. Several families and single adults receive mainstream benefits to help with household needs because employment income alone is not sufficient to support household costs. Public benefits, such as Social Security Disability Income (SSDI), Temporary Assistance for Needy Families (TANF), Supplemental Nutritional Assistance Program (SNAP) and other programs often contribute to the overall household income.

**Age**

For the 2020 PIT Count, two age categories, 18-24 year old and 45-54 year old, were 21% of those counted; 19% were 25-34 years old; and the following age groups each were 13%, 35-44 years old, 55-61 and 62 and older, with the oldest person being 75 years old.

**Gender**

Fifty-six percent of those counted in the 2020 PIT were males and 44% were females.

**Homeless Youth**

According to the McKinney-Vento Office of Loudoun County Public Schools, in FY19, 2, 452 students were identified as being homeless.

### Sheltered

For Permanent Supportive Housing through Loudoun County Department of Family Services, of the 14 households served, seventy-one percent have maintained housing for three years or more. The remaining four households have maintained housing for almost two years.

### Discussion:

Comparison totals for the PIT Count by household type over the past three years: In Loudoun County, the overall number of persons experiencing homelessness on the night of the PIT has increased. However, for families experiencing homelessness, the totals continue to remain consistent. Loudoun County currently has five HUD VASH (VA Supportive Housing) vouchers. The County continues to work with the Supportive Services for Veteran Families (SSVF) program to ensure that veterans experiencing or at-risk of becoming homelessness are connected to housing resources and services quickly. In addition to the VASH vouchers, the Department of Family Services works closely with the Office of Housing and other community partners to provide Family Unification Program (FUP) vouchers to households that are currently working families where children are at risk of leaving of leaving the home due to due to housing instability.

For the past several years, there have been questions as to the number of households that may not be considered homeless per the HUD definition yet are in living situations that are unstable, sporadic or temporary. For 2020, the PIT Count committee included the subcategory of couch surfing on the PIT Count Survey. Couch surfing is typically a temporary stay in a series of other people's homes (e.g. friends, family, co-workers, etc.), by making use of improvised sleeping arrangements. During the 2020 PIT Count, there were 31 (homeless youth) households that were counted as meeting the criteria of couch-surfing. Of those households that were couch-surfing on the night of the count, 11 were family households and 20 were single adult households. Although reporting the number of households that are couch surfing is not federally required, including this number helps to create a clearer understanding of how many households in the community are having difficulty stabilizing their housing. It is important to note that the Point-in-Time Count is a one-day snapshot (during a winter month) of residents in the community experiencing a housing crisis that has resulted in homelessness and most likely does not adequately represent the full scope of homelessness.

The COC is discussing the importance of implementing Summer PIT count. While a PIT count can in no way identify all homeless individuals, providing one during t warm month might show an increase as more tent and outdoor encampments would be identified.

### Employment

Of the 129 single adult households that were counted, 27 of those individuals were employed which is 20.93%. Some single adult households were working two or three part-time jobs to make ends meet. With limited housing options and few Single Resident Occupancy (SRO) units, many single adults are faced with minimal housing options.



Of the 15 households with children, all Heads of Households indicated the main source of income was employment. Several families and single adults receive mainstream benefits to help with household needs because employment income alone is not sufficient to support housing costs. Supplemental services such as Social Security Disability Income (SSDI), Temporary Assistance for Needy Families (TANF), Supplemental Nutritional Assistance Program (SNAP) and other programs often contribute to the overall household income. It should be noted the PIT was conducted during a pandemic and many of the previous identification tactics and tools were not utilized.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

Special needs populations include the non-homeless elderly, frail elderly, physically and mentally disabled, persons with alcohol and/or drug addictions, persons with HIV/AIDS, and victims of domestic violence. Data on the needs of these populations was provided by nonprofit organizations and local government agencies working with the non-homeless special needs populations.

### **Describe the characteristics of special needs populations in your community.**

The Department of Mental Health, Substance Abuse and Developmental Services (MHSADS) provides housing facilities and services countywide. The County has four housing developments that serve low-income elderly. According to the Loudoun County Area Agency on Aging, there is a need for more affordable, accessible senior housing, including nursing homes, assisted living and units that have universal design features. The disabled, including persons with HIV/AIDS, are eligible to receive Housing Choice Vouchers that provide rental assistance. The Loudoun Abused Women's Shelter provides temporary emergency shelter, food and emotional support to women and their children who are escaping domestic violence and abuse.

Many of the people served by MHSADS have mild to severe limitations in various areas of adaptive and daily living skills and require different levels of staff support. Some require drop-in services, some require people to come by in the evenings and weekends on a regularly scheduled basis and others require 24-hour support, 7 days a week. Some of the residential supports are provided by the County and others by vendors. It is difficult to find additional vendors who are willing to come to Loudoun County because of the cost of doing business in the County, the lack of a sufficient workers, and a minimal county public transportation system.

Data from the Loudoun Abused Women's Shelter (LAWS) indicates that in FY 2020 a total of 189 individuals and 93 families were provided shelter.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

- Elderly Persons – Accessible housing units plus supportive services, for example: transportation to health services; and recreation and opportunities.
- Frail Elderly – Accessible housing units plus supportive services, for example: transportation to health services; and in-home care.
- Mentally, Physically Disabled – Accessible housing/permanent supportive housing; supportive service case management for those suffering from mental illness, substance abuse, or coexisting disorders; education and job training; financial counseling; and access to health care services.

- Alcohol and Drug Addiction – Permanent housing; supportive services; case management for those suffering from mental illness, substance abuse, or coexisting disorders; education and job training; financial counseling; and access to health services and substance abuse counseling.
- HIV/AIDS – Permanent supportive housing; plus, supportive services such as case management; and continued access to health services and counseling.
- Victims of Domestic Violence – Permanent supportive housing; using the Housing First model to avoid transitional housing; plus, supportive services such as case management, education and job training; financial counseling; and access to victims counseling.

This service is critical to assisting these clients to remain in their homes and avoid becoming homeless. The housing and support needs of this population are determined by a Comprehensive Mental Health Substance Abuse and Developmental Services (MHSADS) Assessment conducted at intake, as well as Annual Assessments for clients engaged in services.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area**

Loudoun County does not receive HOPWA funds. Extremely low-income persons needing housing assistance with HIV/AIDS are eligible to apply for Housing Choice Vouchers.

The Loudoun County Health Department provides confidential HIV testing, which includes pre - and post-test counseling, as well as the blood test. HIV-positive persons who have no health insurance or Medicaid and who are medically indigent may receive medications through the state AIDS Drug Assistance Program.

The Health Department helps to facilitate the entrance into care for county residents with HIV infection. Individuals must meet financial criteria to qualify for this Ryan White Care Act program. Primary medical care includes doctor visits, laboratory tests, diagnostic tests, and prescriptions.

**Discussion:**

The Virginia HIV Surveillance Annual Report for 2019 reported nine newly diagnosed cases of HIV Diseases for the Loudoun County Health District.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction's need for Public Facilities:

Loudoun County uses an integrated approach to land use and fiscal planning. This approach uses economic and demographic forecasting models, as well as service and facility standards, to help determine current and future capital facilities needs in the County. In addition to the County's Revised General Plan (General Plan), a ten-year Capital Needs Assessment (CNA) is developed and generally updated every two years, and a six-year Capital Improvement Program (CIP) is developed biennially. This approach provides the County with a process to forecast and plan for its future capital facility growth, in conjunction with agency service plans, and the General Plan. This planning process attempts to address the County's projected capital needs associated with new development in conjunction with the CIP funding plan and budget.

The Loudoun County Comprehensive Plan (Revised General Plan) established five policy areas: Urban; Suburban; Rural; Transition; and Town Joint Land Management Areas. This guides land use decision making in the County. In addition, Loudoun County established ten geographical planning subareas that have been defined and used since 1995. The following Planning Subareas include older, existing communities in eastern Loudoun and more rural areas in western Loudoun. Population projections are based upon the County's COG 8.3 Cooperative Forecasts and were released in October of 2014.

- The Ashburn Planning Subarea is one of the fastest growing areas in Loudoun County. The estimated population in the Ashburn Planning Subarea is 102,693. The subarea's population is forecast to be 132,007 by 2030, a growth of over 28% by the end of the ten-year CNA planning period.
- The Dulles Planning Subarea is also one of the fastest growing areas in Loudoun County. The current estimated population in the Dulles Planning Subarea is 59,050. The subarea's population is forecast to be 100,427 by 2030, a growth of over 70% by the end of the CNA planning period.
- The Leesburg Planning Subarea continues to experience steady growth in both the residential and commercial sectors. The current estimated population in the Leesburg Planning Subarea is 58,469. The subarea's population is forecast to be 69,631 by 2030, a growth of over 19% by the end of the CNA planning period.
- The Northwest Planning Subarea's current estimated population is 10,335. The subarea's population is forecast to be 15,162 by 2030, a 46% growth rate through the end of the CNA planning period. The projected population growth in the Northwest Area is primarily due to the growth of approved housing in the Town of Lovettsville, which is consistent with the goals of the County's Revised General Plan.
- ❑ The Potomac Planning Subarea has practically achieved full build-out, limiting the amount of future population growth within the Planning Subarea. Only future re-development projects and

re-zonings in the Potomac area could induce further residential and commercial growth in this section of the County. The current estimated population in the Potomac Planning Subarea is 45,801. The subarea's population is forecast to be 46,621 by 2030, or less than 1.8% growth through the end of the CNA planning period.

- The Route 7 West Planning Subarea includes the Towns of Hamilton, Purcellville, and Round Hill. Accordingly, this area comprises the most residential and commercial development in the western portion of the County. Future anticipated population growth is anticipated in close proximity to the Town of Purcellville and the Town of Round Hill. The current estimated population in the Route 7 West Planning Subarea is 23,475. The subarea's population is forecast to be 35,170 by 2030, a population growth of approximately 49% through the end of the CNA planning period.
- The estimated population in the Route 15 North Planning Subarea is 5,700. The subarea's population is forecast to be 10,154 in 2030, an approximately 78% growth rate through the end of the CNA planning period.
- The estimated population in the Route 15 South Planning Subarea is 3,891. The subarea's population is forecast to be 7,282 by 2030, an approximately 87% population growth rate through the end of the CNA planning period.
- The estimated population in the Southwest Planning Subarea is 7,223. The subarea's population is forecast to be 9,583 by 2030, an approximately 32% population growth rate through the end of the CNA planning period.
- The Sterling Planning Subarea is approaching build-out; only future re-development projects and re-zonings in the Sterling Area could induce further significant residential and commercial growth in this section of the County. The current estimated population in the Sterling Planning Subarea is 34,974. The subarea's population is forecast to be 42,628 by 2030, an approximately 21% population growth rate through the end of the CNA planning period. This anticipated growth is due to the residential components of approved rezonings in the area, such as the Dulles World and Dulles Town Center developments.

Certain types of facilities do not have a geographic limitation as to where they may be placed within the County. These projects are placed into a "Countywide" category so that they may be located in any planning subarea of the County where they are needed. Examples of these types of facilities include general government office space, certain public school projects, warehouse and storage space, and vehicle maintenance and fueling facilities. However, it should be noted that the County Comprehensive Plan provides further guidance for the appropriateness of facilities within a planning subarea, depending on the Policy Area and the recommended land uses contained within that Policy Area.

**How were these needs determined?**

Data from the Loudoun County Capital Needs Assessment.

**Describe the jurisdiction's need for Public Improvements:**

Currently, Loudoun County has no officially designated target areas that meet the HUD criteria for use of Federal funds, such as CDBG. In addition to the requirement of a designated area, the area must have a substantial number of deteriorated or deteriorating buildings and/or public infrastructure in a general state of deterioration.

The County completed a Water and Wastewater Needs Assessment that provides an inventory of 35 at-risk communities that have been identified as having a water or wastewater need, have a history of failing water and wastewater systems, or have expressed concerns about their water or wastewater systems within their community. To solve the problems identified in the Water and Wastewater Needs Assessment, the County developed a Work Plan with a set of objectives and tasks for implementing recommendations outlined in the Needs Assessment. The Work Plan includes a process for prioritizing communities that need assistance with their water or wastewater issues and a plan that facilitates solutions for addressing privies in the County that effect public health and safety. At the November 5, 2020 Board of Supervisors Business Meeting, the Board agreed by consensus to the Work Plan presented which included the Privy Action Plan. This Plan provides a strategy for providing residents and businesses with wastewater solutions that eliminates the use of privies. Over the next five years, the County anticipates assisting those communities identified through the prioritization process and anticipates implementing the plan to address the privies identified throughout the County.

**How were these needs determined?**

Data was provided from the Office of Housing, Department of Family Services, and the Office of General Services.

**Describe the jurisdiction's need for Public Services:**

Public transportation is a priority for many low- and moderate-income residents in Loudoun County. Regular, fixed-route local bus service within the County on weekdays is provided, as well as limited on-demand transportation within the County. All buses are wheelchair accessible.

The Loudoun County Health Department provides a wide range of health care services for residents. The Community Health Division provides a variety of services including immunizations to help protect the public from vaccine-preventable diseases, testing for tuberculosis, sexually transmitted diseases and HIV. The Public Health Nursing program provides services in-home, school, and communities to maintain wellness and prevent illness or injury. The Health Department also provides a variety of dental services,

including dental referrals, oral cancer screenings, information on dental health techniques, and dental screening in Loudoun County schools. Adult dental emergency care is also available.

The Loudoun County Area Agency on Aging (AAA) is the central point of contact for older adults and their families. AAA offers adult day care, case management, disease prevention and health promotion, health insurance counseling, home-delivered meals, information and referral/assistance, senior centers, senior employment, tax preparation assistance, and access to the Northern Virginia Long-Term Care Ombudsman Program. AAA has identified several areas of need for seniors including transportation resources, respite and drop-in centers, home-based services such as in-home care and home modification/repair as well as more affordable, accessible and subsidized senior housing, including nursing homes, assisted living and units that have universal design features.

Adult Protective Services (APS), a division of the Department of Family Services, is on call 24/7 to receive and investigate reports concerning persons 60 years or older and adults who are incapacitated and who are 18 years of age or older, who are reported to be or are at risk of being abused, neglected and/or exploited. Intervention, APS services and adult services are provided based on assessment. Other services provided by APS include pre-screenings to determine the need of individuals for Medicaid Nursing Home, Personal Care and Assisted Living Facilities; guardian report reviews; and companion services.

**How were these needs determined?**

Consultations with local agencies and nonprofit service providers, as well as input from the public.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

The housing stock in the County is diverse and generally, is in good condition. Single family homes make up 82% of Loudoun County's housing. The proportion of single-family homes in Loudoun County is very high relative to the percentage of single-family homes in the United States (67.5%), Virginia (72.6%), and DC metro area (65.9%) in 2018. The remainder of the county's stock is primarily multifamily units. Among multi-family units, most are small, garden-style apartments or mid-rise developments. Only a small fraction of the housing stock is made up of mobile homes, boats, RVs, vans and other types of dwelling units.

94% of owners live in single-family homes. This figure is higher than the nationwide (88%), Virginia (91%) and DC Metro (90%). This shows that most residents buy a single-family home when they become homeowners. The preference for a single-family home is also shown among renters. 44 % of renters live in single-family homes. This figure is also higher than the nationwide (34%), Virginia (40%) and DC Metro (27%).

Low- and moderate-income households desperately need affordable housing. The Loudoun County Housing Needs Assessment (2015-2040) finds that lower-income households are most likely to be cost burdened (when a household spends 30% or more of its income on housing). Nearly 88% of households with incomes below 30% of AMI are cost burdened and 73.3% of these extremely low-income households are severely cost burdened, spending half or more of their income on housing costs. About 81% of households with incomes between 30% and 50% AMI are cost burdened and 39% are severely cost burdened.

Loudoun County's proximity to Washington, D.C. and the Federal Government, educated population, abundant fiber access and presence of Washington Dulles International Airport are significant drivers of the County's business activity. Loudoun County's businesses are part of the regional knowledge-based economy in which highly skilled employees are an important asset. High demand skills include those related to cyber security, computer systems, telecommunications, and aerospace.



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Loudoun County has 129,728 housing units. Single-family detached homes account for 53% of the housing stock while 20+ units structures make up only 5%. Most housing units in Loudoun County are owner occupied units with three or more bedrooms. The size of rental units is more varied.

Much of the western two-thirds of the County's land is rural. The eastern third of the county, which is most proximate to Washington, D.C., is suburban and the most densely populated. Future residential development will largely be confined to the eastern third of the County as designated by the County's land use policies and the approved to-be-built housing projects.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	69,154	53%
1-unit, attached structure	37,613	28%
2-4 units	1,239	1%
5-19 units	13,291	10%
20 or more units	7,028	5%
Mobile Home, boat, RV, van, etc	778*	1%*
<b>Total</b>	<b>129,728</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source:	2014-2018 ACS, Table B25024
Data Note:	*The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable. The reliable range is 565-991.

Property Type	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1-unit detached structure	61,750	63%	5,490	20%
1-unit, attached structure	29,972	31%	6,666	24%
2-4 units	556*	1%*	1,302	5%
5-19 units	2,940	3%	9,396	34%
20 or more units	1,751	2%	4,708	17%
Mobile Home, boat, RV, van, etc	544*	1%*	234*	1%*
<b>Total</b>	<b>97,513</b>	<b>100%</b>	<b>27,796</b>	<b>100%</b>

Table 28 – Residential Properties by Unit Number and Tenure

Data Source:	2014-2018 ACS, Table B25032
Data Note:	*The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

### Residential Properties by Number of Units Narrative

All single-family homes make up 82% of Loudoun County's housing stock. The proportion of single-family homes in Loudoun County is very high relative to the percentage of single-family homes in the United States (67.5%), Virginia (72.6%), and DC metro area (65.9%) in 2018. The remainder of the county's stock is primarily multifamily units. Among multi-family units, most are small, garden-style apartments or mid-rise developments. Only a small fraction of the housing stock is made up of mobile

homes, boats, RVs, vans and other types of dwelling units. There are at least 491 mobile and manufactured home units in the county, but as many as 863. There may be as many as 200 households residing in a boat/RV/van or other mobile residence, though the margin of error includes zero, so there may be little to no boat/RV/van units serving as residences.

Ninety-four percent of owners live in single-family homes. This figure is higher than the nationwide (88%), Virginia (91%) and DC Metro (90%). This shows that most residents buy a single-family home when they become homeowners. The preference for a single-family home is also shown among renters. 44 percent of renters live in single-family homes. This figure is also higher than the nationwide (34%), Virginia (40%) and DC Metro (27%).

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	113*	0%	832	3%
1 bedroom	862	1%	5,070	18%
2 bedrooms	7,207	7%	10,042	36%
3 or more bedrooms	89,331	92%	11,852	42%
<b>Total</b>	<b>97,513</b>	<b>100%</b>	<b>27,796</b>	<b>100%</b>

**Table 29 – Unit Size by Tenure**

<b>Data Source:</b>	2014-2018 ACS, Table B25042
<b>Data Note:</b>	*The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable. The reliable range is 47-179.

Most housing units (92%) in Loudoun County are owner occupied units with three or more bedrooms. Two-bedroom rental units make up the next largest group. Less than 10 percent of owner-occupied units have fewer bedrooms. The size of rental units is more varied. Efficiency-style or studio-style units make up only 3% of the renter-occupied units, 18% are 1-bedroom units, just 36% are 2-bedroom units, and the largest proportion are 3-or-more bedroom units.

### Household Size by Tenure

	Owner-occupied	Renter-occupied
1-person household	14.2%	27.1%
2-person household	27.1%	29.2%
3-person household	19.7%	15.9%
4-or-more-person household	38.7%	27.7%
<b>Total</b>	<b>100%</b>	<b>100%</b>

**Table 30 – Household Size by Tenure**

<b>Data Source:</b>	2014-2018 ACS, Table B25009
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### Unit Size by Tenure Narrative

Single or two-person households occupy 45% of all Loudoun County housing units. Given the growing small size households, there may be a lack of suitably sized, small housing units. 3-person, 4-person and 5-or-more-person households comprise 55% of households (19, 22, 14% of households respectively), while 3-or-more bedroom units comprise 80% of the housing stock.

Renting households are generally smaller with 56% comprised of 1 or 2-person households. Likewise, rental units are generally smaller, yet only 57% have 2 or fewer bedrooms compared to 72% renting households that include 3 or fewer people. 58% of homeowners have a household size of 3-or-more, while 92% of owner-occupied units have 3-or-more bedrooms.

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Loudoun County Housing Programs for affordable rental and for-sale housing are designed to serve very low-, low- and moderate-income households.

The County's Affordable Dwelling Unit (ADU) program is designed to provide affordable rental and for sale housing. The ADU Program was initiated by the Board of Supervisors in 1993 with the adoption of Article 7 of the Zoning Ordinance. This Ordinance requires every development of 24 units (as of June 2, 2020) or more at a density greater than 1 dwelling unit per 40,000 square feet in an area served by public water and sewer must provide ADUs. Units are provided such that 12.5% of the single family attached and detached units and 6.25% of the multi-family units of a development are ADUs. Housing is available to all citizens, with priority given to income eligible persons who live and work in the County. Household income must be 30% or greater but not exceed 70% of the median income for the area. As of June 2017, there have been approximately 2,525 units provided as ADUs.

*Who Is Served?*

- ☐ Average head of household age: 38.3
- ☐ Total number of children served: 803
- ☐ Total number of adults 62 and older served: 136
- ☐ Average household size: 2.49 persons

ADU rental units are located throughout Loudoun County and average rental rates range from approximately \$630 to \$1,300 depending on the type and size of the unit, not including the cost of utilities. Unit types and sizes range from one bedroom / one bath to three bedroom / two bath units. ADU rental units have a covenant term of 20 years.

- ☐ 1,861 households rented since 1994, the time in which covenants were first recorded.
- ☐ Average head of household age: 41.4
- ☐ Total number of children served: 221
- ☐ Total number of adults 62 and older served: 60
- ☐ Average household size: 2.14 persons

The ADU Purchase Program enables eligible first-time homebuyers with moderate income the opportunity to purchase a newly constructed or resale ADU. Prices typically range from approximately \$120,000 to \$180,000. These properties are subject to restrictive covenants related to refinancing and transfer of the property.

*Average ADU Sales Prices (2016)*

- ☐ Single Family Detached \$215,690
- ☐ Single Family Attached \$148,688
- ☐ 1-over-2 Stacked Townhouse \$129,615
- ☐ 2-over-2 Stacked Townhouse \$149,233
- ☐ Multi-Family Condominium \$90,306

On October 7, 2015, the Board of Supervisors approved the Unmet Housing Needs Unit (UHNU) Program to implement approved UHNU proffers. Various UHNU proffers have been adopted by the Board to address the unmet housing needs of households. UHNU household incomes for rental units are below 30% AMI.

- ☐ There are three UHNUs at the Atley on the Greenway apartment complex.
  - These units are for households with incomes between 0-30% AMI.
- ☐ There are 52 UHNUs at the Windmill Parc apartment complex.
  - These units are for households with incomes up to 100% AMI and are administered by the complex's management company. DFS provides a waiting list of potential renters to the management company.
- ☐ There are eight Community Workforce Housing rental units at the Elms at Arcola.
  - These units rent to employees of Loudoun County Government, Loudoun County Public Schools, and Loudoun County non-profits, and have household incomes of no more than 70% AMI. The units and the program are administered by the complex's management company.

**Affordable Market Purchase Program**

There are eight UHNU purchase units proffered by The Reserve at South Riding and Eastgate Square that are part of the County's Affordable Market Purchase Program (AMPP). These units are for households with incomes of 70-100% AMI.

**One Loudoun Workforce Housing**

There are 20 workforce housing units proffered as part of the One Loudoun Development. These are proffered workforce housing units for purchase by households with incomes up to 100% of Loudoun County's Median Household Income.

Loudoun County was awarded \$8 million by the Virginia Housing Development Authority (VHDA) to help first-time homebuyers. This allocation, through the Sponsoring Partnerships and Revitalizing Communities (SPARC) program, provides lower interest rates on homeownership loans in the County. Eligible homebuyers must have an annual income of between 70%-100% of the Area Median Income (AMI) for household size of four; be a first-time homebuyer; purchase a new or existing Loudoun County home for

\$525,000 or less; and receive a mortgage loan from a Virginia Housing Development Authority (VHDA)-approved lender participating in the VHDA mortgage loan program.

In coordination with MHSADS staff and the Virginia Department of Behavioral Health and Developmental Services (DBHDS) rental assistance is provided to persons with intellectual and developmental disabilities in the State Rental Assistance Program (SRAP) who want to live 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.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

ADU Rental units have a covenant term of 20 years. Once the 20 years lapses, the covenant is released, and the unit reverts back to market rents. Approximately half of all ADU Rental units are expected to leave the program within the next 3-4 years.

No Section 8 Housing Choice Vouchers anticipate being lost from the affordable housing inventory. The County continues in its effort to be awarded more vouchers to address the need for affordable housing.

**Does the availability of housing units meet the needs of the population?**

Less than one percent of the County's dwelling units are efficiency style units with no bedroom. There are approximately 5,932 one-bedroom units, 5% of the housing stock, and 17,249 two-bedroom units, 14% of the housing stock. The majority of the County's housing stock is made up of three or more-bedroom units.

The County continues to have a waitlist for housing program units.

**Describe the need for specific types of housing:**

The 2017 Housing Needs Assessment forecasts need for 64,355 new units to a total of 185,460 units in Loudoun County by 2040.

- ☐ 66,604 new housing units required 2015-2040 to meet potential demand
- ☐ 33,620 single family detached
- ☐ 22,060 single family attached
- ☐ 10,911 multifamily

These employment-driven housing demand forecasts are compared with the County/MWCOG forecasts that are based on analysis of current land use plans and projected capacity. Based on this analysis, the demand for single-family detached and single-family attached homes exceeds what is planned for by 2040. The demand for multi-family housing is lower than what is currently planned for.

The Housing Needs Assessment identified that between 2017 and 2040, there will be increased demand for the following types of housing:

- ☐ Low-cost, small unit rental housing for entry level workers below the age of 35;
- ☐ Small, modestly priced housing for young families;
- ☐ Accessible housing and communities for older adults and persons with disabilities;
- ☐ Multigenerational housing design;
- ☐ Housing options affordable to extremely low-income, very low-income, low-income and moderate-income households; and
- ☐ Single family housing for high-income earners.

**Discussion:**

On July 1, 2020 the Office of Housing was established to work in earnest to provide for the housing needs across the income levels 0% to 100% of Area Median Income to address the need for affordable housing. With the many programs offered, some populations still have difficulty in finding housing to meet their needs. The elderly, persons with disabilities, and low-income households are often priced out of the market. The public comment for this Consolidated Plan also revealed the need for more one-bedroom and studio style apartments.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction:

The 2017 “Loudoun County Housing Needs Assessment 2015 to 2040” identifies:

- In 2014, approximately 8,900 rental units were priced below \$1,500 per month, approximately 11,300 were priced between \$1,500 and \$2,000 per month, and about 6,500 were priced above \$2,000 per month in Loudoun County.
- One quarter of Loudoun’s homeowners (22,500) were cost burdened (i.e., spending 30% or more on housing) while over 8% (6,900) households were severely cost burdened (i.e., spending 50% or more on housing);
- Nearly half of Loudoun’s County renter households were cost burdened (14,000) while nearly 22% (6,200) were severely cost burdened;
- In 2017, about 81% of households earning between 30% AMI (\$33,090) and 50% AMI (\$55,150) were cost burdened while approximately 39% were severely cost burdened.

Addressing and impacting Loudoun’s housing issues will take coordination throughout the government and community. In general, housing solutions need to be a public/private partnership at all levels for implementation actions for consideration.

### Definitions

**Median Home Value:** Value at which half of the homes are valued above and half of the homes are valued below the average.

**Contract Rent:** Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	\$ 508,300	\$ 452,300	(11%)
Median Contract Rent	\$ 1,308	\$ 1,483	13%

**Table 31 – Cost of Housing**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	426*	1.5%
\$500-999	1,835	6.6%
\$1,000-1,499	5,284	19.0%
\$1,500-1,999	9,430	33.9%
\$2,000 or more	9,905	35.6%
<b>Total</b>	<b>27,796</b>	<b>100.0%</b>

**Table 32 - Rent Paid**

<b>Data Source:</b>	2014-2018 ACS, Table B25063 GROSS RENT
<b>Data Note:</b>	*The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable. The reliable range is 295-557.

**Table 33 – Affordable Housing Stock**

<b>Data Source:</b>	2012-2016 CHAS
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**Housing Affordability**

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	862	No Data
50% HAMFI	3,380	1,401
80% HAMFI	7,819	3,917
100% HAMFI	No Data	8,829
<b>Total</b>	<b>12,061</b>	<b>14,147</b>

**Table 34 – Housing Affordability**

Data Source: 2011-2015 CHAS

**Monthly Rent**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	\$ 1,307	\$ 1,402	\$ 1,623	\$ 2,144	\$ 2,726
High HOME Rent	\$ 1,224	\$ 1,313	\$ 1,577	\$ 1,814	\$ 2,004
Low HOME Rent	\$ 1,307	\$ 1,402	\$ 1,623	\$ 2,144	\$ 2,726

**Table 35 – Monthly Rent**

<b>Data Source:</b>	HUD FMR and HOME Rents
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**Is there sufficient housing for households at all income levels?**

About 48% of rental units that are affordable to extremely low, very low and low-income households are occupied by households with higher incomes, which is evidence that many Loudoun County renters prefer to pay less than 30 percent of their household income for housing. About 73% of owned/for-sale homes that are affordable to extremely low, very low and low-income households are occupied by households with higher income. This situation indicates that homebuyers in lower income ranges experience intense competition for affordable homes from households with incomes in higher ranges.

Based on the data provided in the Affordable Housing Gap Analysis, one can safely conclude that a minimum of 1,950 additional rental units affordable for individuals making 30% of AMI or less would be required to relieve housing cost burden among extremely low-income renter households. Should these units be dedicated to households with incomes of 30% of AMI or less, then the units these households currently occupy would be freed up, allowing some households in higher income categories to occupy more affordable housing. As in the case of renter occupied households, there are a substantial number of low and moderate-income homeowners who are cost burdened. A total of 62%, approximately 10,845,



of owner households with incomes at or below 100% of AMI are cost burdened. A total of 69% of the owned or for-sale housing stock that would be affordable to extremely low, very low, low and median-income households is occupied by households with income greater than is required to afford those units without being cost burdened.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Median gross rent increased by 13% and owner-occupied unit values increased by 4% from 2011 to 2018. Over the same time period, median household income increased by 15%. Housing affordability is not likely to improve because the increase in income is not significantly greater than the increase in rent. The number of cost-burdened increases, especially the number of cost-burdened households with extremely low and very low income.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

A minimum of 1,950 additional rental units affordable for individuals making 30% of AMI or less would be required to relieve housing cost burden among extremely low-income renter households.

**Discussion**

Estimates of the current housing gaps in Loudoun County suggest the greatest needs among low- and moderate-income renters, though there are also unmet needs among potential homeowners. Based on an analysis of renter cost burden in Loudoun County, there is currently a potential unmet need of about 11,200 rental units. Over 90% of the estimated unmet rental housing needs are among households with incomes below 80% of AMI. Three quarters (75%) of the estimated unmet rental demand is among households with incomes below 60% of AMI.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

Much of the western two-thirds of the County's land is rural. The eastern third of the county, which is closest to Washington, D.C., is suburban and the most densely populated. The housing stock in the County is diverse and is generally in good condition.

### Definitions

The definition for standard housing condition is a unit that meets state and local building codes. The definition for substandard housing condition, but suitable for rehabilitation is a unit that has one or two selected conditions but is structurally sound and financially feasible to rehabilitate. The definition for Substantial Rehabilitation means "the improvement of a unit in substandard condition to a decent, safe and sanitary level, meeting FHA's standards for mortgage insurance. Units are in substandard condition when, while they may be structurally sound, they do not provide safe and adequate shelter, and in their present condition endanger the health, safety, or well-being of the occupants. Such housing has one or more defects, or a combination of potential defects in sufficient number or extent to require considerable repair or rebuilding or is of inadequate original construction. The defects are either so critical or so widespread that the structure needs to be extensively repaired. The estimated cost of the rehabilitation should normally not be less than 25 percent of the value of the property (including land) after rehabilitation. The rehabilitation should be of such scope that, when completed, all the components in the house are operable and should not be anticipated to require any work or major expense over and above normal maintenance for the first one-fourth to one-third of the mortgage term."

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	19,347	20%	11,660	42%
With two selected Conditions	442*	0%	1,054	4%
With three selected Conditions	20*	0%	20*	0%
With four selected Conditions	16*	0%	0	0%
No selected Conditions	77,688	80%	15,062	54%
<b>Total</b>	<b>97,513</b>	<b>100%</b>	<b>27,796</b>	<b>100%</b>

**Table 36 - Condition of Units**

<b>Data Source:</b>	2014-2018 ACS
<b>Data Note:</b>	*The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable. There are very few households that experience three out of four or all four selected conditions, each margin of error includes zero. There are at least 302 owners with two of the selected conditions and as many as 583.

### Condition of Units Narrative

The variable “Selected Conditions” is defined for owner and renter occupied housing units as having at least one of the following conditions: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, 3) with 1.01 or more occupants per room, 4) selected monthly owner costs as a percentage of household income greater than 30%, and 5) gross rent as a percentage of household income greater than 30%. Selected conditions provide information in assessing the quality of the housing inventory and its occupants. The data is used to easily identify those homes in which the quality of living and housing can be considered substandard.

Nearly 25% of households reported one of the “selected conditions” defined above. Renters more often experience housing-related conditions that indicate that the quality of living or housing may be substandard, nonetheless 20% of owners reported similar conditions.

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	48,144	49%	10,558	40%
1980-1999	35,257	36%	11,214	40%
1960-1979	9,580	10%	3,729	13%
Before 1960	4,532	5%	2,295	8%
<b>Total</b>	<b>97,513</b>	<b>100%</b>	<b>27,796</b>	<b>100%</b>

Table 37 – Year Unit Built

Data Source: 2014-2018 ACS, table B25036

### Year Unit Built Narrative

More than half (54%) of Loudoun County units were built between 1990 and 2009. Just over one-third of units were built between 1980 and 1999. Nearly 20% were built 2010-2019. Smaller percentages of existing units were built in earlier years: 5% in the 70s, 6% 1940-1969, and 3% 1939 and prior. Owners occupy a disproportionately large number of homes built 2000 or later and renters occupy a disproportionately large number of older homes, built prior to 2000.

### Table 5: Number of Units in Poor Condition by Down Payment Percentage <sup>4</sup>

Sources: VCHR Tabulation from Loudoun County Assessment Data (1.5-person)

Poor Conditions				
Down Payment	5%		10%	
	Units	Percent of Affordable Units	Units	Percent of Affordable Units
<30%	17	71%	19	73%
30-50	26	3%	26	3%
50-80	22	1%	26	1%

<b>80-100</b>	62	<1%	59	<1%
<b>100-120</b>	11	<1%	8	<1%
<b>&gt;120%</b>	14	<1%	14	<1%
<b>TOTAL</b>	<b>152</b>		<b>152</b>	

**Table 6: Number of Units in Fair Condition by Down Payment Percentage**

Sources: Virginia Center for Housing Research (VCHR) Tabulation from Loudoun County Assessment Data (1.5-person)

<b>Fair Conditions</b>				
<b>Down Payment</b>	<b>5%</b>		<b>10%</b>	
	Units	Percent of Affordable Units	Units	Percent of Affordable Units
<b>&lt;30%</b>	1	4%	1	4%
<b>30-50</b>	17	2%	17	2%
<b>50-80</b>	30	1%	40	1%
<b>80-100</b>	304	2%	315	2%
<b>100-120</b>	106	<1%	94	<1%
<b>&gt;120%</b>	114	<1%	105	<1%
<b>TOTAL</b>	<b>572</b>		<b>572</b>	

**Risk of Lead-Based Paint Hazard**

<b>Risk of Lead-Based Paint Hazard</b>	<b>Owner-Occupied</b>		<b>Renter-Occupied</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
<b>Total Number of Units Built Before 1980</b>	<b>15,332</b>	<b>15%</b>	<b>4,388</b>	<b>15%</b>
Housing Units built before 1980 with children present	2,033	2%	1,610	5%

**Table 38 – Risk of Lead-Based Paint**

**Data Source:** 2012-2016 ACS (Total Units) 2012-2016 CHAS (Units with Children present)

**Risk of Lead-Based Paint Hazard Narrative**

In 1978, due to known serious health implications, lead-based paint was prohibited by Federal Regulations. However, lead-based paint remaining in older structures continues to be a health threat for children primarily under the age of 6. The 2016 Comprehensive Housing Affordability Strategy (CHAS) tables, based on the American Community Survey microdata for 2012-2016, stated that 39,869 households with at least one child aged 6 or under live in housing units built prior to 1980, giving way to risk for lead-based paint issues.

While the Virginia Department of Health (VDH) recommends children at age 9-months and at age 2 years be screened for lead exposure, it is not required. Since all children are not tested, there is not enough

data to accurately estimate how many children have elevated lead levels in their blood that have not been tested and how many housing units contain lead-based paint hazards.

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	-	-	4,419*
Long-term Vacancies	-	-	1,541*
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

**Table 39 - Vacant Units**

<b>Data Source:</b>	*2012-2018 ACS (Total Vacant Units, Long-term Vacancies)
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### Vacant Units Narrative

The largest share of vacant units (38%) are market vacancies, those units for-sale or for rent. The next-largest share are “other” vacant units (35%) which can be interpreted as long-term vacancies. These units are generally abandoned, slated for demolition, or a long-term vacant unit that is still owned by a person who has moved, but not sold or rented the property. For example, someone who has moved to a nursing home, but has not chosen to sell their home.

### Need for Owner and Rental Rehabilitation

Virginia Center for Housing Research (VCHR) cross-tabulated units that are in poor or fair condition by affordability level as shown in tables 5-8. This tabulation serves two purposes: 1) it indicates the portion of units that may only be affordable because of their compromised condition, and 2) some of the units may be good targets for acquisition and rehabilitation as committed-affordable housing in the County. VCHR did not conduct analysis regarding tenure of these units.

VCHR estimated a mortgage payment for each unit using two down payment scenarios: 5% down and 10% down. VCHR combined the mortgage payment with estimated monthly insurance payment, utility costs and actual real estate taxes to estimate the total monthly housing costs. VCHR calculated average utility cost (\$261.44) from the 2019 Loudoun County PUMS data on monthly payments for fuel, water, electric, and gas. This was applied to the annual average insurance premiums in Virginia from the 2017 National Association of Insurance Commissioners (NAIC) report. The annual real estate tax was included with real estate assessment data provided by the County in July 2020.

There are very few units that are affordable to households with extremely low incomes, less than 50 in the 4.5-person income limit and 10% down scenario and less than 20 in the 1.5-person income limit and 10% down scenario. More than two-thirds of those units are in poor condition. Larger numbers of units are affordable as level of income increases and the share of those units that are in poor or fair condition diminishes as shown in tables 5-8.

**Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards**

The exact number of households exposed to the LBP hazard is not known, but estimates can be made from the number of households living in houses built before 1980. A total of 19,720 units were built before 1980, of which 3,643 households have at least one child. 1,554 households are low income, making less than or equal to 80% of AMI and 459 households are moderate income, making greater than 80% but less than 100 percent of AMI.

**Discussion**

There were no elevated blood level cases reported from the County or State Health Departments in Fiscal Year 2020.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

As previously stated, Loudoun County does not have any public housing units, but it does participate in the HUD Housing Choice Voucher Program. The Housing Choice Voucher (HCV) program (formerly known as Section 8) provides rent subsidies through funding from the U.S. Department of Housing and Urban Development (HUD). It assists low to extremely-low-income families, the elderly, and persons with disabilities to maintain affordable, safe, and sanitary housing in the private market. Household incomes must be at or below 50% of the Area Median Income. Voucher holders must contribute 30% of their monthly adjusted gross income toward rent. A voucher holder is a member of the family who has been designated as head of the household and must ensure all program guidelines and obligations are met by every member of the family for continued assistance.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Vouchers		
							Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	495	24 available/17 leased	420	5 available/2 leased	10	75
# of accessible units									

Table 3 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

Loudoun County does not have any public housing units.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Loudoun County does not have any public housing units. Not Applicable.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
<b>Not Applicable</b>	<b>Not Applicable</b>

**Table 41 - Public Housing Condition****Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Loudoun County does not have any public housing units. Not Applicable.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

Loudoun County does not have any public housing units. Not Applicable.

**Discussion**

In addition to the regular HCV program, the County continues to focus on providing housing to assist low to moderate-income households and administer special purpose voucher programs to support hard-to-house families, including:

- ☐ Project-Based Voucher (PBV) program
- ☐ HUD-Veteran Affairs Supportive Housing (HUD-VASH) program
- ☐ Family Unification Program (FUP)
- ☐ Mainstream Voucher program
- ☐ Department of Justice Olmstead Vouchers
- ☐ Homeless Vouchers
- ☐ Welfare-to-Work (WTW) Vouchers

The Loudoun HCV Program supported fifteen (15) Department of Justice Olmstead Vouchers from the Virginia Housing Development Authority to assist persons with intellectual and developmental disabilities residing in training centers or nursing homes. Seven (7) individuals now have vouchers to live in the community with “wrap around services.”



## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Loudoun County DFS uses a “housing first” model that serves chronically homeless individuals with 18 units. Emergency Shelter options for homeless persons are available through three providers, Loudoun Abused Women's Shelter (LAWS), Volunteers of America Chesapeake & Carolina (VOACC) and Good Shepherd Alliance (GSA).

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	20	0	2	1	0
Households with Only Adults	13	26	0	19	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 42 - Facilities and Housing Targeted to Homeless Households

Data Source

Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

- **Employment services**— Households are referred to the Department of Family Services' Workforce Development Center or Crossroads Jobs for assistance with resume building, interview training, job search assistance and connections to other employment related services
- **Health services**— Those in need of health/medical services are connected to community partners at HealthWorks of Northern Virginia, the Loudoun Free Clinic, the Health Department or the Northern Virginia Dental Clinic.
- **Mental health**— Persons requesting mental health services are referred to the Department of Mental Health, Substance Abuse and Developmental Services. The Department also provides staff that conduct weekly outreach to persons who are unsheltered homeless and have a mental health diagnosis. The Information & Referral unit partnered with the PATH team to conduct outreach to local businesses on services available for people experiencing homelessness. The Crisis Intervention Team (CIT) is also available to community residents that need to access mental/behavioral health services afterhours or on weekends.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

- ☐ **Catholic Charities**- support services including limited financial assistance
- **Crossroads Jobs**— job readiness, placement and post-placement support services
- **Department of Family Services**— public benefits including childcare assistance, coordinated entry, homeless prevention services, veteran services, Workforce Development Center for employment services
- **Office of Housing**— HUD Veteran Affairs Supported Housing (VASH) vouchers
- **Department of Mental Health, Substance Abuse and Developmental Services**— mental and behavioral health services as well as reentry planning to connect returning justice involved individuals experiencing serious mental health or co-occurring diagnosis to services in the community. The Projects for Assistance in Transition from Homelessness (PATH) program provides case management to people with serious mental illness who are experiencing homelessness or at risk of experiencing homelessness, and connects them to mainstream support.
- **Good Shepherd Alliance**— transitional housing, emergency shelter, financial assistance, and clothing resources
- **HealthWorks and Loudoun Free Clinic**— medical services
- ☐ **Just Neighbors** - immigration legal services to low-income immigrants, asylees and refugees
- ☐ **Legal Services of Northern Virginia** - free legal services to low-income, elderly, and disabled individuals and families in a variety of substantive civil legal areas, including family law, housing law, elder law, public benefits claims, access to health care, child advocacy, consumer law and AIDS/HIV issues.
- ☐ **Loudoun Abused Women's Shelter**- advocacy, counseling, emergency shelter, 24-hour hotline, legal services, and other services to victims of domestic and sexual violence.

- **Loudoun Hunger Relief** – food assistance and some financial assistance
- **Loudoun County Public Schools**- Loudoun County Public Schools' McKinney Vento Office supports the educational needs of students who are experiencing homelessness and helps unaccompanied youth become connected to services
- **Mobile Hope** – youth/young adult services, clothing, financial assistance
- **Northern Virginia Dental Clinic**– dental services at free or reduced cost
- ☐ **Oxford House** -sober living housing
- ☐ **OAR** -supports persons involved in the criminal justice system and their families
- **Salvation Army** – provides rental and utility assistance
- **Tree of Life** – offers transitional housing and supportive services
- **Women Giving Back** – clothing, referrals, and food assistance
- **Volunteers of America Chesapeake and Carolinas (VOACC)** – drop-in day services, emergency shelter, hypothermia shelter, permanent supportive housing, and rapid re-housing

Other areas of consideration:

- ☐ Those exiting a mental health facility that are homeless still working through SMI.
- ☐ More group homes for different levels of independent living
- ☐ Independent living programs.
- ☐ Pre-workforce housing created for those that do not have a strong financial history, may have a felony, no or limited job history, poor or no credit history.
- ☐ Immigration barriers: willing to work but no acceptable forms of identification
- ☐ No IDs which limit jobs, housing, transportation, service entry.
- ☐ Ensuring that all county programs identify homelessness as a crisis.
- ☐ Ensure that services within the safety net fabric work to be inclusive rather than exclusive.
- ☐ An overview of all that has been accomplished based on previous feedback pertaining to housing barriers.
- ☐ Ensuring that county provided services are not limited to business hours Monday through Friday. Housing and other emergency do occur on the weekend and on Holidays.
- ☐ The coordinated entry service, while well intentioned has barriers and is more exclusive than inclusive.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Loudoun County has a population group whose members may require specialized services or accommodations, including low-income residents (incomes below the 30% AMI), elderly residents requiring congregate care, and disabled residents. Needs include transportation, jobs and job training, expansion of existing and/or creation of new programs to address geographic gaps, special needs/disabilities gaps, racial disparities, and/or English language learners' needs, and increase preschool options for children with disabilities and special needs.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Some persons with disabilities (mental and developmental) have an array of supportive housing needs. These needs can range from weekly contact, daily contact, daily monitoring and 24-hour-per-day monitoring in order to maintain stable housing outside of an institution. The needs for persons with alcohol or other drug addictions remain the same, as those individuals transition out of treatment.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

MHSADS cannot ensure that persons returning from mental health institutions receive immediate appropriate supportive housing, as the need far exceeds the current housing capacity. All discharge plans require that housing disposition be identified prior to discharge. State law requires that all Loudoun County residents that are hospitalized at state hospitals receive discharge planning; but not at private hospitals. If someone is hospitalized at a private hospital with private/commercial insurance, the County does not provide discharge planning.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

- ☐ Encourage the formation of public/private partnerships to construct affordable rental housing units for extremely low-income special needs individuals, including the elderly, frail elderly and persons with disabilities.
- ☐ Encourage the development of LIHTC projects.
- ☐ Provide rental assistance to special needs households.
- ☐ Expand the number of beds for HIV/AIDS clients.

- ☐ Expand in-home care services to special needs households.
- ☐ Provide emergency and accessibility home repairs to special needs households.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

- ☐ Encourage the formation of public/private partnerships to construct affordable rental housing units for extremely low-income special needs individuals, including the elderly, frail elderly and persons with disabilities.
- ☐ Encourage the use of LIHTC Program.
- ☐ Provide rental assistance to special needs households.
- ☐ Expand the number of beds for HIV/AIDS clients.
- ☐ Expand in-home care services to special needs households.
- ☐ Provide emergency and accessibility home repairs to special needs households.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Loudoun County is in the process of developing an update to its Unmet Housing Needs Strategic Plan. As a part of the development process, Loudoun conducted focus groups with a wide variety of community stakeholders ranging from nonprofit organizations, agencies, government entities and the private sector to identify barriers and needs related affordable housing and associated services. The following are examples of public policies cited that may have a negative impact on the development of affordable housing and residential investment:

- ❑ Zoning and land use controls may limit the development of affordable housing.
- ❑ Local zoning regulations, such as minimum lot sizes and parking requirements, can also add to the cost of housing development.
- ❑ Lack of a dedicated source of local funding for the development of affordable housing.
- ❑ Cost of land.

Other key takeaways from public input sessions on barriers to affordable housing include:

*Land* – the lack of affordable land. There is an increased need for land to be acquired to develop affordable housing. Land may be acquired through cash purchases, private market donation of land for public use, long-term land leases and land trusts, or use of bonds for acquisition. Additionally, the affordable housing could be built on unused County-owned land to co-locate affordable housing with public facilities.

*Funding* – need to increase the use of Federal, state, local and private funding sources. Incentives could be offered for affordable housing development, such as reduced fees, rental subsidies for all levels along the housing continuum (0% to 100% AMI), tax credits and tax reductions for rental and homeownership developments, real estate tax abatement, allocate human service funding to support housing programs, or revamp the proffer formula for better outcomes.

*Partnerships* – use a team approach with a more organized, coordinated approach from all the contributing departments and agencies. Create a Housing Council for policy recommendations. Expand relationships with service providers to support tenants with housing counseling, eviction prevention, and programs for the very lowest income levels of the continuum of housing.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction MA-45 Non-Housing Community Development Assets – 91.215 (f)

#### Introduction

The County's employment base is diverse, with 5 of the 13 business sectors having approximately 10% or greater shares of employment as of the 2nd quarter of 2019. Retail trades; professional, scientific and management; educational and the arts and entertainment sectors comprise 72% of the share of jobs. Verizon, Raytheon Technologies, Northrop Grumman, Inova Loudoun Hospital, United Airlines, Loudoun County Public Schools, and the County of Loudoun Government are among the largest employers in the County. Forecasts of Loudoun County's at-place employment indicate that at-place employment is expected to grow from approximately 190,000 in 2020 to 225,000 in 2030, an increase of 18% in 10 years.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers
Agriculture, forestry, fishing and hunting, and mining	1,034	1,220	0.50%	0.61%	-186
Construction	10,919	19,823	5.25%	9.90%	-8,904
Manufacturing	8,592	9,123	4.13%	4.55%	-531
Wholesale trade	2,349	3,783	1.13%	1.89%	-1,434
Retail trade	18,172	22,112	8.74%	11.04%	-3,940
Transportation and warehousing, and utilities	7,540	14,424	3.63%	7.20%	-6,884
Information	7,818	9,044	3.76%	4.51%	-1,226
Finance and insurance, and real estate and rental and leasing	15,210	6,641	7.32%	3.32%	8,569
Professional, scientific, and management, and administrative and waste management services	57,781	41,100	27.80%	20.52%	16,681
Educational services, and health care and social assistance	35,765	36,064	17.20%	18.00%	-299
Arts, entertainment, and recreation, and accommodation and food services	16,021	25,549	7.71%	12.75%	-9,528
Other services, except public administration	9,288	6,947	4.47%	3.47%	2,341
Public administration	17,388	4,483	8.36%	2.24%	12,905
<b>Total</b>	<b>207,877</b>	<b>200,313</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Table 43 - Business Activity**

**Data Source:** 2014-2018 ACS (Workers), 2018 Longitudinal Employer-Household Dynamics (Jobs)

Note that the total number of jobs in Loudoun County is greater than the total listed in the table above. The total above represents the total number of jobs in the industry sectors included in this table.

**Labor Force**

<b>Total Population in the Civilian Labor Force</b>	<b>214,699</b>
Civilian Employed Population 16 years and over	207,877
Unemployment Rate	3.50%
Unemployment Rate for Ages 25-65	2.96%

**Table 44 - Labor Force**

Data Source: 2014-2018 ACS

<b>Occupations by Sector</b>	<b>Number of People Median Income</b>
Management, business, science, and arts occupations	121,089
Service occupations	27,070
Sales and office occupations	38,675
Natural resources, construction, and maintenance occupations	9,706
Production, transportation, and material moving occupations	11,337
Civilian employed population 16 years and over	207,877

**Table 45 – Occupations by Sector**

Data Source: 2014-2018 ACS

**Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	91,565	45%
30-59 Minutes	69,946	34%
60 or More Minutes	38,598	19%
<b>Total</b>	<b>203,821</b>	<b>100%</b>

**Table 46 - Travel Time**

Data Source: 2014-2018 ACS

**Education:**

Educational Attainment by Employment Status (Population 25 to 64 years)

<b>Educational Attainment</b>	<b>In Labor Force</b>		
	<b>Civilian Employed</b>	<b>Unemployed</b>	<b>Not in Labor Force</b>
Less than high school graduate	9,113	412	2,726
High school graduate (includes equivalency)	19,357	770	4,018
Some college or Associate's degree	34,452	962	6,606
Bachelor's degree or higher	115,036	3,230	15,150

**Table 47 - Educational Attainment by Employment Status**

Data Source: 2014-2018 ACS

**Educational Attainment by Age**

	<b>Age</b>				
	<b>18–24 yrs</b>	<b>25–34 yrs</b>	<b>35–44 yrs</b>	<b>45–65 yrs</b>	<b>65+ yrs</b>
Less than 9th grade	575	1,454	2,209	2,880	2,157
9th to 12th grade, no diploma	3,487	1,279	1,567	2,881	1,548
High school graduate, GED, or alternative	7,288	6,278	5,472	12,463	6,276



Some college, no degree	9,547	7,069	7,456	15,134	5,457
Associate's degree	1,440	2,932	3,273	6,438	2,344
Bachelor's degree	5,058	18,252	26,024	33,925	8,421
Graduate or professional degree	475	9,875	20,700	25,461	7,062

**Table 48 - Educational Attainment by Age**

<b>Data Source:</b>	2014-2018 ACS
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**Educational Attainment – Median Earnings in the Past 12 Months**

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	29,914
High school graduate (includes equivalency)	37,567
Some college or Associate's degree	52,321
Bachelor's degree	85,377
Graduate or professional degree	106,778

**Table 49 – Median Earnings in the Past 12 Months**

<b>Data Source:</b>	2014-2018 ACS
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**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The major employment sectors in Loudoun County are Professional and Business Services; Education and Health Services; Arts, Entertainment and Recreation; and Retail Trade. Loudoun County also has a major presence from employers in the construction industry. New employment in Loudoun County is driven in part by Loudoun's significant population increase over the past decade, particularly employment in the Education and Health Services, Construction, and Leisure and Hospitality sectors.

**Describe the workforce and infrastructure needs of the business community:**

Data from the SkillSource Northern Virginia Workforce System "Demand Plan" describes workforce needs in the Northern Virginia Workforce Area, which includes Loudoun County, Prince William County, Fairfax County, and the county-equivalent independent cities within the geographic footprint of those counties.

To meet the growing demand of top industries in the Northern Virginia Region to fill the thousands of new jobs that are projected over the next five to ten years, the Virginia Career Works Northern Region has identified the top skills that local employers are seeking. These skills apply to multiple industries and are representative of the skills that Virginia Career Works Northern Employment Center staff must assess job seekers for to ensure they are meeting the demands of area businesses.

As highlighted by the State of the Workforce Report prepared by Northern Virginia Community College for Third Quarter 2020, The top 10 advertised skill groups found in job openings advertised online in Northern Virginia as of September 2020 are: Professional, Scientific and Technical Services (20,939), Health Care and Social Services (11,074), Retail Trade (7,627) and Public Administration (5,539).

As of September 2020, the top ten advertised positions are:

1. Software Developers, Applications.....	7,989
2. Managers, All Other .....	3,828
3. Computer Systems Engineers and Architects.....	3,576
4. Information Security Analysts .....	2,821
5. Registered Nurses .....	2,476
6. Retail Salespersons.....	2,390
7. Management Analysts.....	2,298
8. Sales Representatives, Wholesale and Manufacturing.....	1,805
9. Network and Computer Systems Administrators.....	1,706
10. Computer Systems Analysts .....	1,549

Among multiple industries, the Virginia Career Works Northern region focuses on preparing jobseekers for occupations in the Professional Business and Technical Sector, particularly in IT and Business Services, the fastest growing occupational group. Virginia has the second highest concentration of science, technology, engineering and mathematics (STEM) jobs in the country, only slightly behind the District of Columbia, where many Northern Virginia residents commute for employment.

According to a report by the Virginia Secretary of Technology, there are over 300 growing cyber security companies in Virginia. In fact, all of the global top ten IT services companies have a presence in Virginia, including IBM. While the Federal government is a primary customer for many of Virginia's cyber companies, other industries such as financial services and health care demand cyber security products and services offered by Virginia companies.

Job seekers within the Northern Virginia region are highly educated and local employers value skills credentials and work experience in making hiring decisions. As of October 2020, approximately 69% of unemployed jobseekers in the region have limited educational attainment, measured at an Associates Degree or less.

Without having the proper education and necessary skills, it can be very difficult to obtain employment in the region, as the majority of employers are looking for a skilled workforce to fill their job openings. The Northern Virginia Community College State of the Workforce Report, as of September 2020, noted the top seven certifications in demand include:

1. Security Clearance .....	17,832
2. Driver's License .....	7,891
3. CompTIA Security .....	2,929
4. Project Management Certification (PMP) .....	2,901
5. Registered Nurse .....	2,663
6. Certified Information Systems Security Professional (CISSP) .....	2,474
7. IT Infrastructure Library (ITIL) .....	2,190

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The extension of the Washington, D.C. Metrorail System into Loudoun County will have an impact on jobs and business growth. The Metro is expected to be a catalyst for economic development as it begins service in 2021, with Class A office and mixed-use development on land proximate to the new Metro stations providing opportunities for new jobs in Loudoun County.

The County has worked to create a business-friendly environment and development processes, and Loudoun is experiencing tremendous growth in the data center industry. There are over 20 million square feet of data center spaces in the County as of 2020, as the pace of new jobs and investment by data center companies has accelerated in recent years in response to exponential growth in demand for web services and cloud storage. This trend increased even further as the Coronavirus Pandemic caused a significant part of the workforce to rapidly shift communication and activities online, with a greater reliance on virtual meetings. New water and power infrastructure provided by Loudoun Water, Dominion Energy, and NOVEC have consistently been added in time to meet the needs of this new development.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Loudoun County's highly educated workforce, with over 60% of residents having a bachelor's degree or higher, and a low unemployment rate compared to state and national rates, indicate that the local workforce is agile in adapting to changes in the economy and well suited for current employment opportunities. The unemployment rate is 5.1 percent as of September 2020 and has quickly declined since jumping to 9.9% in April, when many businesses had layoffs due to the Coronavirus Pandemic. Loudoun has a concentration of people with computer science, math, and other technology-related skills that are well matched to local opportunities, in particular growing industries such as advanced manufacturing and data centers, and in the Professional and Business services and Information sectors in general.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Loudoun Workforce Resource Center (LWRC) provides no-cost resources and equipment to both job seekers and businesses, with a mission is to connect businesses and job seekers to achieve their employment goals. The LWRC is located within the Department of Family Services and is a Virginia Career Works Affiliate. The Department of Economic Development has worked with the LWRC and the Virginia Employment Commission to help provide Rapid Response services to support employees impacted by

recent layoffs and provides a continuously updated jobs portal through its website to help connect our workforce with jobs.

The Northern Virginia Community College supports the continued growth of target industries in Loudoun County through its degree and certificate programs, including a first-of-its-kind program in engineering with a specialization in data center operations.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Economic Development Strategic Plan identifies four goals to be implemented with the assistance of community and regional partners. The goals are to: diversify the economy by strengthening targeted industry clusters; create places where businesses want to locate; invest in the skilled workforce needed for continued economic growth; and market the County as a world-class business ecosystem. These goals are included in the 2019 Comprehensive Plan that guides land use and transportation policy for Loudoun County. The County is also involved in a number of strategic local and regional partnerships to support economic development, including collaboration with higher education and workforce partners at the Northern Virginia Community College and George Washington University, as well as the Northern Virginia Technology Council. To further encourage small business development and entrepreneurship, Loudoun County partners with the Town of Leesburg, George Mason University, and the Loudoun Small Business Development Center, to provide programming and services through the Mason Enterprise Center. The Department of Economic Development is collaborating with all of these partners, as well as “Visit Loudoun” and the Loudoun County Chamber of Commerce to support economic resiliency as many businesses continue to be impacted by the coronavirus pandemic.

**Discussion**

Loudoun County's highly skilled workforce and low unemployment rate indicate that the local workforce is well suited for current employment opportunities. The County's ongoing investment in education and programs supporting the workforce help to ensure it remains competitive in our knowledge-based, technology-focused economy.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

An area of low-income concentration is one that exceeds the County-wide low-income average which is defined as 30% or greater. While Loudoun County's population has grown substantially over the past decade, the housing and demographic patterns of the County have remained relatively unchanged. The Sterling Area population in eastern Loudoun, followed by portions of Leesburg, have some of the lowest income population in the County and greatest need for financial assistance for housing. These areas also have some of the oldest housing in the County. Much of the housing was built from the 1960s through the 1980s. Because of the age of these communities, there is a higher concentration of homes in need of repair compared to other parts of the County.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

A substantial number of Hispanic/Latinos reside in Sterling and a portion of the Town of Leesburg inside the Leesburg Bypass. The share of the population that is Hispanic/Latino in these areas is higher than the County-wide average for Hispanic/Latinos. The Asian population is high in number and concentrated in Brambleton, Loudoun Valley Estates, and South Riding. The share of the population that is Asian in these areas is higher than the County-wide average for Asians.

### **What are the characteristics of the market in these areas/neighborhoods?**

The Hispanic/Latino population primarily resides in the older communities in Loudoun, which tend to be the least costly to live in but still very highly priced. Hispanic/Latinos are more cost burdened than other population groups in the County because household incomes tend to be much lower than the average household income in the County. The Asian population primarily resides in the newest communities in Loudoun, which also are much higher priced areas to live than the older communities. Asians are more cost burdened than other population groups in the County because they live in the newer communities where prices are high, even though they tend to have higher than average incomes.

### **Are there any community assets in these areas/neighborhoods?**

The Asian population is high in number and concentrated in Brambleton, Loudoun Valley Estates, and South Riding. These communities are new, well maintained, and have modern amenities such as new libraries, schools, and retail centers. The Broad Run and Loudoun Valley Estates students are within the nationally top ranked school district of Briar Woods High School (sources: U.S. News and World Report, retrieved January 28, 2021).

**Are there other strategic opportunities in any of these areas?**

The older neighborhoods in eastern Loudoun may provide opportunities for revitalization both in the commercial and residential sectors.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Per HUD guidance, all Consolidated Plans submitted after January 1, 2018, must address broadband needs within the jurisdiction. The 2019 Communications Commission Annual Report to the Board of Supervisors identified the need for county policies to encourage infrastructure investment and reduce investment costs for telecommunications and/or internet service providers. The Annual Report also noted that while there are good wireless and broadband options in most of Eastern Loudoun, there are significant broadband coverage shortfalls in Western portion of the County, despite incremental expansion of wired cable TV franchisees. No new towers in Western Loudoun had been constructed in the last five years, at least seventeen towers identified in the 2014 Wireless Gap Analysis were still lacking, and the two new approved towers had not been built.

The lack of wireless and fiber infrastructure in the Western Portion of the County impacts:

- ☐ The Digital divide
- ☐ Risks survival of the rural economy and policy area
- ☐ An economic development issue county-wide
- ☐ An issue for LCPS digital education initiatives
- ☐ Transportation (lack of telework capabilities)

On September 15, 2020, information was presented to the Board of Supervisors (Board) regarding the lack of adequate broadband coverage in Western Loudoun County. The item stated that “the need for broadband service to Western Loudoun is well-documented and has been a struggle for Loudoun County for many years. While improvements have been made over the years, the solutions that the current situation requires are multi-faceted and are more urgent then ever with the onset of COVID-19 and the challenges presented by the critical need for connectivity for medical, school, telework and business purposes.”

The Board voted to direct staff to analyze six (6) key issues and return to a subsequent Business Meeting with the costs, funding sources, timelines, and options to prioritize and accelerate the expansion of broadband services to residential areas with underserved Loudoun County Public School students that could be connected in a timely manner.

The six key issues identified included:

- ☐ Implement the recommendations outlined in the Critical Communications Infrastructure Improvement Item approved by the Board on November 21, 2019, and the 2018 Broadband Strategic Plan to decrease processing times and costs for critical communications infrastructure

including the fast track of monopole applications, and elimination/reduction of SPEX fees related to monopole applications.

- ☐ Expedite provisions of the Dark Fiber Wide Area Network in partnership with Segra approved by the Board on December 3, 2019, to attract and contract with potential Internet Service Providers willing to lease middle mile fiber access for the expansion of broadband to rural residences and businesses.
- Overlay Loudoun County's Wireless Gap Analysis with the Segra Dark Fiber Wide Area Network to create an active tracking document of telecommunications projects completed, projects in-process, and future projects.
- ☐ Identify funding to complete buildout to Bluemont Community Center, Philomont Community Center, Philomont Fire and Rescue, Loudoun Heights Fire and Rescue and Loudoun Height Public Safety Radio Tower.
- ☐ Identify additional solutions to deploy critical broadband to underserved areas of Loudoun County as identified in the 2014 Wireless Gap Analysis, and any other impactful solutions that would merit further consideration by the Board.
- ☐ Report back at a future business meeting with information about the structure of the existing cable television franchise agreements, the current status of all franchise agreements, and legal options available to negotiate contracts that will improve broadband access.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The County's primary goal in negotiating the renewal of the cable TV Franchise agreements is to expand the service areas to underserved areas of Western Loudoun, and thereby, through the expansion of cable TV service, also expand Broadband access. It must be acknowledged, however, that while the County can regulate cable TV service, its ability to regulate cable service does not extend to broadband and other non-cable services. It is also important to consider that the ultimate driver of network expansion is return on investment. In a competitive environment, with two wireline cable/broadband providers and various wireless options splitting potential customers, it is much harder for a provider to financially justify the cost of extending networks outside of urban and very dense suburban environments.



**MA-65 Hazard Mitigation – 91.210(a)(5), 91.310(a)(3) Describe the jurisdiction's increased natural hazard risks associated with climate change.**

In December 2020, the Board of Supervisors took action to create an Environmental Advisory Council to guide environmental issues. Increased natural hazards such as flooding, extreme temperatures, and other unpredictable weather occurrences pose health and safety risks to residents. These events can cause severe property damage with significant impact to the economy and overall quality of life. Climate change is anticipated to increase the frequency and intensity of extreme weather events. More intense severe thunderstorms will translate into greater storm water run-off, which will create flooding hazards. Lastly, severe heat events may mean more heat-related illnesses, droughts, and wildfires.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Climate change can be described as a more intense threat for people already struggling to find affordable housing. A weather-related event can create more difficulty in finding housing if an extreme weather event damages a significant number of units.

Extremely low and very low-income households are most at risk of bearing the effects of climate change due to their limited resources. Many households may not have insurance or have insufficient insurance to cover unexpected events such as a flood or fire. Rental households may be more vulnerable if they do not have insurance, or the property lacks sufficient coverage.

Providing critical information, such as material to help lower income persons make choices in where they live (not living in flood plain), what they need to have in place to cope with a disaster (insurance), and information on where to go and what to do if an event is expected. Information such as pamphlets or local trainings may assist all households on how to deal with disasters, and particularly the more vulnerable populations.

People living in poverty have the least resources to adapt to climate change and recover from natural hazards. Climate change could also increase the number of people living in poverty due to increasing cost of food and other resources. Additionally, people with poor health are more vulnerable to severe heat events and poor air quality, both of which are increased by climate change.

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

The Strategic Plan for Loudoun County over the next five years identifies priority needs that were determined based on the Needs Assessment and Market Analysis. The priority needs are addressed by a series of goals formulated through empirical data and input from service providers and interested stakeholders in the community. Loudoun County does not use geography as the basis for targeting funds. It is intended that resources will be utilized throughout the County to primarily benefit low- and moderate-income people.

Goals were developed with the availability of resources in mind that are identified as anticipated resources. These resources identify what the County expects to receive from Federal, state, local and private sources over the next five years. The Institutional Delivery Structure illustrates how the goals outlined in the Strategic Plan will actually be carried out. The organizations listed as part of the institutional structure are not all-inclusive. It is anticipated that a wide variety of organizations will be involved in helping the County meet the identified goals over the next five years.

The County will continue to develop strategies for addressing affordable housing needs, the needs of the homeless and those with special needs. In addition, attention will be paid over the next five years to community and economic development to ensure a suitable living environment for all residents.

**SP-10 Geographic Priorities – 91.215 (a)(1)****Geographic Area****Table 5 - Geographic Priority Areas****General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Loudoun County does not use geography as the basis for targeting funds. No single geographic part of the County is identified with a special priority either to benefit or not to benefit from the use of resources for activities. It is intended that resources will be utilized throughout the County to benefit low- and moderate-income people. The County's objective is to be flexible with the use of funding and other available resources to meet needs on a countywide basis.

**SP-25 Priority Needs - 91.215(a)(2)****Priority Needs****Table 50 – Priority Needs Summary**

<b>1 Priority Need Name</b>		<b>Housing Strategy</b>
<b>Priority Level</b>	High	
<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents	
<b>Geographic Areas Affected</b>	Countywide	
<b>Associated Goals</b>	HSS-1 Homeownership HSS-2 Housing Construction HSS-3 Fair Housing	
<b>Description</b>	<p><b>Priority Need:</b> 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.</p> <p><b>Objective:</b> Improve, preserve, and expand the supply of affordable housing for low- and moderate-income persons and households that is decent, safe, sound, and accessible.</p>	
<b>Basis for Relative Priority</b>	The need for affordable housing is reflected in the Housing Needs Assessment and Market Analysis. Affordable housing is the top priority need identified by the public input sessions. Loudoun County has deemed housing as high priority with the ongoing effort to address this need through the Unmet Housing Needs Strategic Plan.	

2 Priority Need Name		Homeless Strategy
Priority Level		High
Population		Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected		Countywide
Associated Goals		HMS-1 Operations/Support HMS-2 Prevention and Re-Housing HMS-3 Permanent Housing
Description		<p><b>Priority Need:</b> There is a need for housing and support services for homeless persons and persons who are at-risk of becoming homeless.</p> <p><b>Objective:</b> Improve the living conditions and support services available for homeless persons, families, and those who are at-risk of becoming homeless.</p>
Basis for Relative Priority		The needs were identified based on consultation with the Continuum of Care members, community meeting/public hearing, resident surveys, and agencies/organizations surveys.

3 Priority Need Name		Other Special Needs Strategy
Priority Level	High	
Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	
Geographic Areas Affected	Countywide	
Associated Goals	SNS-1 Housing SNS-2 Social Services SNS-3 Accessibility	
Description	<p><b>Priority Need:</b> 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.</p> <p><b>Objective:</b> Improve the living conditions and services for those residents with other special needs, including the disabled population.</p>	
Basis for Relative Priority	These priorities were developed using statistical data, County staff, Continuum of Care Consultation, special needs specific stakeholder's consultation, community meeting/public hearing, resident surveys, and agencies/ organizations surveys.	

4 Priority Need Name		Community Development Strategy
Priority Level		High
Population		Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected		Countywide
Associated Goals		CDS-1 Community Facilities CDS-2 Infrastructure CDS-3 Accessibility Improvements CDS-4 Public Services CDS-5 Food Programs CDS-6 Rental Assistance CDS-7 Public Safety CDS-8 Clearance/Demolition CDS-9 Transportation
Description		<p><b>Priority Needs:</b> 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.</p> <p><b>Objective:</b> Improve the community facilities, infrastructure, public services, and public safety, along with the elimination of blighting influences in the County.</p>
Basis for Relative Priority		These needs were developed using statistical data, County staff, stakeholder's consultations, community meetings/public hearings, resident surveys, and agencies/organizations surveys.

<b>5</b>	<b>Priority Need Name</b>	Economic Development Strategy
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	EDS-1 Employment
	<b>Description</b>	<p><b>Priority Need:</b> 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.</p> <p><b>Objective:</b> Improve and expand employment opportunities in the County for low- and moderate-income persons and households.</p>
<b>6</b>	<b>Basis for Relative Priority</b>	These needs were developed using statistical data, County staff, stakeholder's consultations, community meetings/public hearings, resident surveys, and agencies/organizations surveys.
	<b>Priority Need Name</b>	Administration, Planning, and Management Strategy
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	Countywide
	<b>Associated Goals</b>	AMS-1 Overall Coordination
	<b>Description</b>	<p><b>Priority Need:</b> There is a continuing need for sound planning, administration, management, and oversight of Federal, State, and local funded programs.</p> <p><b>Objective:</b> Provide sound and professional planning, administration, oversight and management of Federal, State, and local funded programs and activities.</p>



<b>Basis for Relative Priority</b>	These needs were developed based of County staff, stakeholder’s consultations, and community meetings/public hearings.
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**Narrative (Optional)**

Priorities for allocating investment over the next five-year period are identified by:

1. **High priority** - activities to address the need will be funded with federal funds and other public/private funds that might be available;
2. **Low priority** – activities to address the need will probably not be funded with Federal or other funds during this five-year Consolidated Plan year.

**SP-30 Influence of Market Conditions – 91.215 (b)****Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Most HCD clients cannot afford to rent without spending more than 30% of their monthly income on rent, and many exceed this percentage with spending upwards of 50%.
TBRA for Non-Homeless Special Needs	Rental assistance is needed by the elderly, disabled, and households negatively impacted by the coronavirus pandemic. Federal funds, as well as funds from the County and nonprofit organizations will help with this population.
New Unit Production	New unit production of rental housing will continue to be a major focus over the next five years. The County has produced an Unmet Housing Needs Strategic Plan and is committed to addressing these needs. The need for affordable housing affects households at all income spectrums from 0% to 100% of area median income, as well as elderly and disabled residents.
Rehabilitation	Rehabilitation of low- and moderate-income homeowner units will continue to be a priority to preserve affordable housing. Funds will be allocated to assist in this effort.
Acquisition, including preservation	Ongoing and continued efforts are taken to partner with nonprofit housing developers to acquire and rehabilitate properties for the purpose of producing and preserving affordable housing.

**Table 51 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

During Federal Fiscal Year 2021 (County Fiscal Year 2022) 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 to Loudoun County. The allocation of Community Development Block Grant (CDBG) funds from HUD is expected to be \$1,442,139. The County will also utilize any the unspent CDBG funding amount including program income received, unused activity funds, unprogrammed funds from prior years and newly allocated CDBG funds. Funds allocated to the County based on its status as an urban entitlement locality. The 2021-2022 CDBG funding distribution for projects is included in Appendix B of the Word version of the Plan and in Section AP-38 of the IDIS document.

The amount of anticipated income to the CDBG program is estimated at \$19,074. Program income is derived from repayment of Loudoun County Home Improvement Program (LCHIP) loans. Funds received are considered program income are returned to the Home Improvement Program for use in future home rehabilitation work. Additional Federal, state, and local resources of \$14,101,091 are anticipated to be available for housing and homeless services are not part the CDBG annual budget but made available by community partners.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,442,139	\$19,074	\$0	\$1,461,213	\$5,768,556	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.

**Table 52 - Anticipated Resources****Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

All CDBG fund recipients are required to contribute a minimal match fund of 10% of the amount requested and to present a board resolution letter, from their organization, authorizing application and match.

Other resources available to assist the County address its housing and community development needs include funds from the Section 8 Program including Housing Choice Vouchers funds to administer tenant and project-based vouchers. This includes Family Self Sufficiency Coordinator funds for 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.

The Virginia Dept. of Housing and Community Development using the "Virginia Homeless Solutions Program" grant which includes funds for Rapid Re-Housing, homelessness prevention, CoC operations & planning, and CoC Coordinated Entry. Virginia Dept. of Behavioral Health and Developmental Services grant funds include funds for the State Rental Assistance Program.

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.

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

Currently, the County is considering how to use publicly owned land or property to address needs in the County. The County is in the process of completing a public land inventory to identify land that may have potential for use as affordable housing.

**Discussion**

A combination of Federal, state, and local resources will be used to address the needs identified in the Consolidated Plan and related Annual Action Plan. In addition, private funds and in-kind resources from nonprofit and for-profit organizations will address needs not covered by public sources.

**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, nonprofit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Loudoun County Board of Supervisors	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Countywide
Office of Housing	Departments and agencies	Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Countywide
Department of Family Services	Departments and agencies	Homelessness Non-homeless special needs Ownership Rental neighborhood improvements	Countywide
Loudoun County Continuum of Care	Continuum of care	Homelessness	Countywide

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Northern Virginia Regional Commission	Regional organization	Homelessness Non-homeless special needs Planning public services	Countywide Region
Department of Economic Development	Departments and agencies	Economic Development Non-homeless special needs	Countywide

**Table 63 - Institutional Delivery Structure****Assess of Strengths and Gaps in the Institutional Delivery System**

The County has a strong institutional delivery system to carry out the objectives outlined in the Strategic Plan. The Office of Housing, Continuum of Care, and the Department of Family Services combine to provide strong support for addressing affordable housing and homelessness issues. If there is a gap in the system, it is that the County needs to provide additional incentives for nonprofit housing developers to construct and preserve affordable housing.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	

Supportive Services			
Healthcare	X		X
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 54 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Loudoun County has a strong program for homeless prevention services. The Office of Housing has supported Low-Income Housing Tax Credit properties by providing funding to offset the loss of income due to the negative impacts of the Coronavirus Pandemic on tenants. Loudoun County DFS provides both Federally and locally funded limited rent aid to prevent eviction, as well as the State-funded Homeless Prevention Program which can provide a longer period of assistance. Several non-profits also provide crisis-based financial assistance to prevent the loss of housing. The service delivery system generally meets the needs of homeless families with children very well. The PATH Homeless Outreach Program and Loudoun County DFS provide case management and support to the chronically homeless individuals to help them access resources and housing. Veterans and their families are served by mainstream and other local programs and are referred to other regional programs to access “veteran specific” services. To date, the number of homeless Veterans and Veteran families has been very low in Loudoun County.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

An identified need for special needs populations is for additional in-home residential counselors to provide residential services to clients residing in their own homes. This service is critical to assisting these clients to remain in their homes and avoid becoming homeless.

**Strengths**

1. Loudoun County MHSADS: 12 Supported Living Apartments for special needs populations.
2. Loudoun County MHSADS: 8 Group Homes for persons with special needs.
3. Availability of Affordable Rental Housing for Seniors/Elderly: Madison House, William Watters House, Wingler House, Levis Hill House
4. Housing Choice Voucher Program: 495 households served; 305 are households with a disabled family member.
5. Emergency Shelter and Transitional Housing resources appear to be meeting the needs of families with children



6. Prevention resources (Office of Housing Federal funds, DFS Federal and Local funds, HPP program, several non-profits have rent and utility funds)
7. Rapid Re-housing—provided by both DFS and Good Shepherd Alliance—serves a larger number of homeless families with children (as opposed to homeless individuals) has proven effective at getting many into housing with a good retention rate

#### Gaps

- Permanent Supportive Housing is a major unmet need in Loudoun County
- Small number of emergency shelter and transitional housing bed/slots available for single homeless individuals
- Lack of housing resources targeted to the chronically homeless population
- Lack of housing affordable to extremely low-income households of all types, makes it difficult for homeless persons to get housed quickly

#### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

Loudoun County will continue to work with homeless and non-homeless special needs population providers to address the gaps in the service delivery system. The most significant gaps occur in the availability of permanent supportive housing, 24-hour group homes and lack of affordable housing for extremely low-income households.

**SP-45 Goals Summary – 91.215(a)(4)****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 Low/Mod Areas	Housing Strategy	CDBG: \$2,500,000	Homeowner Housing Added: 10 Housing Units
2	HSS-2 Housing Construction	2021	2025	Affordable Housing	Countywide Low/Mod Areas	Housing Strategy	CDBG: \$2,200,000	Long term lease: 2 organizations  Rehabilitation: 10 homeowners  Residential Sewer Laterals: Other
3	HSS-3 Fair Housing	2021	2025	Affordable Housing	Countywide Low/Mod Areas	Housing Strategy	CDBG: \$50,000	Other: Analysis of Impediments Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	HMS-1 Operations/Support	2021	2025	Homeless	Countywide Low/Mod Areas	Homeless Strategy	CDBG: \$0	<p>Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted</p> <p>Homeless Person Overnight Shelter: 0 Persons Assisted</p> <p>Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds</p> <p>Homelessness Prevention: 0 Persons Assisted</p> <p>Other: Other</p>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	HMS-2 Prevention and Re-Housing	2021	2025	Homeless	Countywide Low/Mod Areas	Homeless Strategy	CDBG: \$0	Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted  Homelessness Prevention: 0 Persons Assisted  Other: Other
6	HMS-3 Permanent Housing	2021	2025	Homeless	Countywide Low/Mod Areas	Homeless Strategy	CDBG: \$0	Rental units constructed: 0 Household Housing Unit  Rental units rehabilitated: 0 Household Housing Unit  Other: Other
7	SNS-1 Housing	2021	2025	Housing	Countywide Low/Mod Areas	Other Special Needs Strategy	CDBG: \$0	Tenant-based rental assistance / Rapid Rehousing: Households Assisted  Other: Other
8	SNS-2 Social Services	2021	2025	Non-Homeless Special Needs	Countywide Low/Mod Areas	Other Special Needs Strategy	CDBG: \$125,000	Resident Support Services: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	SNS-3 Accessibility	2021	2025	Non-Homeless Special Needs	Countywide Low/Mod Areas	Other Special Needs Strategy	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Rental units rehabilitated: 0 Household Housing Unit  Homeowner Housing Rehabilitated: 0 Household Housing Unit  Other: 0 Other
10	CDS-1 Community Facilities	2021	2025	Non-Housing Community Development	Countywide Low/Mod Areas	Community Development Strategy	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted  Other: Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	CDS-2 Infrastructure	2021	2025	Non-Housing Community Development	Countywide Low/Mod Areas	Community Development Strategy	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted  Other: Other
12	CDS-3 Accessibility Improvements	2021	2025	Non-Housing Community Development	Countywide Low/Mod Areas	Community Development Strategy	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: Persons Assisted  Other: Other
13	CDS-4 Public Services	2021	2025	Non-Housing Community Development	Countywide Low/Mod Areas	Community Development Strategy	CDBG: \$625,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted  Other: Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	CDS-5 Food Programs	2021	2025	Non-Housing Community Development	Countywide Low/Mod Areas	Community Development Strategy	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted  Other: Other
15	CDS-6 Rental Assistance	2021	2025	Non-Housing Community Development	Countywide Low/Mod Areas	Community Development Strategy	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted  Other: Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	CDS-7 Public Safety	2021	2025	Non-Housing Community Development	Countywide Low/Mod Areas	Community Development Strategy	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: Persons Assisted  Other: 0 Other
17	CDS-8 Clearance/Demolition	2021	2025	Non-Housing Community Development	Countywide Low/Mod Areas	Community Development Strategy	CDBG: \$0	Buildings Demolished: Buildings
18	CDS-9 Transportation	2021	2025	Non-Housing Community Development	Countywide Low/Mod Areas	Community Development Strategy	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Other: 0 Other
19	EDS-1 Employment	2021	2025	Economic Development	Countywide Low/Mod Areas	Economic Development Strategy	CDBG: \$375,000	Jobs created/retained: Jobs  Businesses assisted: Businesses Assisted  Other: 625 Persons assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	AMS-1 Overall Coordination	2021	2025	Administration, Planning, and Management	Countywide Low/Mod Areas	Administration, Planning, and Management Strategy	CDBG: \$1,442,140	Other: 15 Other

Table 55 – 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-3 Housing Rehabilitation
	Goal Description	Provide financial assistance for housing rehabilitation for low- and moderate-income homeowners and owners of affordable housing units leased to low- and moderate-income renters.
4	Goal Name	HMS-1 Operation/Support
	Goal Description	Assist homeless providers in the operation of housing and support services for the homeless and persons who are at-risk of becoming homeless.
5	Goal Name	HMS-2 Prevention and Re-Housing
	Goal Description	Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
6	Goal Name	HMS-3 Housing
	Goal Description	Support the rehabilitation and accessibility improvements to emergency shelters and transitional housing for the homeless.

7	<b>Goal Name</b>	SNS-1 Housing
	<b>Goal Description</b>	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.
8	<b>Goal Name</b>	SNS-2 Social Services
	<b>Goal Description</b>	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.
9	<b>Goal Name</b>	SNS-3 Accessibility
	<b>Goal Description</b>	Promote and assist in making reasonable accommodations and accessibility improvements in housing for homeowners and renters and bringing public facilities and infrastructure into compliance with Federal State, and local laws.
10	<b>Goal Name</b>	CDS-1 Community Facilities
	<b>Goal Description</b>	Improve the parks, recreational facilities, trails, bikeways, and all public and community facilities in the Country.
11	<b>Goal Name</b>	CDS-2 Infrastructure
	<b>Goal Description</b>	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.
12	<b>Goal Name</b>	CDS-3 Accessibility Improvements
	<b>Goal Description</b>	Remove and eliminate architectural barriers and make ADA accessibility improvements to public and community facilities.
13	<b>Goal Name</b>	CDS-4 Public Services
	<b>Goal Description</b>	Improve and enhance public services including: programs for youth, the elderly, disabled, and other public service programs for low- and moderate-income persons.
14	<b>Goal Name</b>	CDS-5 Food Programs
	<b>Goal Description</b>	Provide assistance for food and nutritional programs to address the needs of unemployed, underemployed, and homeless.
15	<b>Goal Name</b>	CDS-6 Rental Assistance
	<b>Goal Description</b>	Provide for 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.

16	<b>Goal Name</b>	CDS-7 Public Safety
	<b>Goal Description</b>	Improve the public safety facilities, equipment, crime prevention programs, and ability to respond to emergency situations.
17	<b>Goal Name</b>	CDS-8 Clearance/Demolition
	<b>Goal Description</b>	Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned, and dilapidated structures in the County.
18	<b>Goal Name</b>	CDS-9 Transportation
	<b>Goal Description</b>	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.
19	<b>Goal Name</b>	EDS-1 Employment
	<b>Goal Description</b>	Support and encourage new job creation, job retention, workforce development, employment, and job training services for the unemployed and underemployed persons, including summery youth programs.
20	<b>Goal Name</b>	EDS-2 Financial Assistance
	<b>Goal Description</b>	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.
21	<b>Goal Name</b>	AMS-1 Overall Coordination
	<b>Goal Description</b>	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.

**Table 56**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The total estimated number of families to be provided affordable housing over the next five-year period covered by the Consolidated Plan is at least 1,000 extremely low, low and moderate-income families.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)****Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Loudoun County does not have any public housing units.

**Activities to Increase Resident Involvements**

Loudoun County does not have any public housing units.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

**Plan to remove the ‘troubled’ designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The following are examples of public policies that may have a negative impact on the development of affordable housing and residential investment:

- Zoning and land use controls may limit the development of affordable housing.
- Local zoning regulations, such as minimum lot sizes and parking requirements, can also add to the cost of housing development.
- Lack of a dedicated source of local funding for the development of affordable housing
- Cost of land

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The housing policy revision to the County Comprehensive Plan adopted by the Board of Supervisors in June 2019 include strategies to increase the supply of affordable housing in the County.

- The County can influence housing options and affordability by encouraging or requiring a clustered pattern of development and mixed-income communities with a diversity of housing types. To achieve this, the County should allow higher residential densities that are close to employment opportunities, schools, community centers, transit routes and other amenities where adequate water, sewer, roads, schools, open space, and recreation are, or will be in place.
- Continue to promote the County's Affordable Dwelling Unit (ADU) Program which requires that housing development over 24 units at a density greater than 1 D.U. per 40,000 S.F. must provide 12.5% of single-family units be affordable.
- Flexibility in lot sizes and setback requirements, and relaxation of use restrictions are also necessary to achieve the desired product mix. The County can permit accessory and second-story apartments in existing villages and rural clusters and provide for a variety of unit types to be developed in designated Joint Land Management Areas (JLMAs) around the towns that have them. The County can form public-private partnerships to implement programs, providing incentives to influence the market.
- The County may establish a dedicated stream of revenue to leverage Federal, state, and other funding sources to produce new units, to provide assistance to homebuyers of mixed income, and to purchase land for affordable housing development.
- The County may establish additional 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 may maintain an inventory of County-owned real property. The Board of Supervisors may consider the use of inventoried property by nonprofit, public and private sector entities as an incentive for residential development to fulfill unmet housing needs when it is consistent with other Plan policies.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Various programs and services conduct outreach in support of those individuals experiencing homelessness. Loudoun County Department of Mental Health Substance Abuse and Developmental Services' Projects for Assistance in Transition from Homelessness provides support to people with serious mental illness who are experiencing homelessness or are at imminent risk of experiencing homelessness via the Projects for Assistance in Transition from Homelessness (PATH) program. The primary goal of PATH support is to connect PATH-eligible people to mainstream support (mental health and substance use services, housing, physical healthcare, entitlements, and other available resources) through case management practices. PATH staff receive referrals from Loudoun community partners and its residents.

Staff from the county's Information and Referral program which serves as the Coordinated Entry for homelessness conduct outreach to local businesses to increase awareness of programs and services to those experiencing homelessness; participate in community resource fairs and other events; and partner with PATH in their Branching Out program, a program held at local libraries geared towards connecting with those individuals who are experiencing homelessness.

Mobile Hope, a local non-profit, provides outreach to transitional-aged youth who are experiencing homelessness. It offers programs and services created to increase self-sufficiency. They work in partnership, at times, with PATH and make referrals with SMI is identified.

### **Addressing the emergency and transitional housing needs of homeless persons**

Emergency shelter needs are currently met by three providers: Volunteers of America Chesapeake and the Carolinas (VOACC), Loudoun Abused Women's Shelter (LAWS) and Good Shepherd Alliance (GSA). Volunteers of America Chesapeake and the Carolinas (VOACC), under contract with the County, operates the Loudoun Homeless Services Center that provides 20 beds for Adults with children and single women and 24 beds for adults only. The hypothermia shelter which is operates annually from November 15 through March 31, provides overnight accommodations and meals to single adults who are experiencing homelessness. The Good Shepherd Alliance operates a 24-bed emergency shelter for families with children and single women. The Loudoun Abused Women's Shelter (LAWS) provides twelve (12) short-term emergency beds for women and young children who are actively fleeing domestic violence.

Transitional Housing needs is offered by the Good Shepherd Alliance. The majority of households served are families with children; however, a small number of single homeless individuals (usually women) are served.

The Good Shepherd Alliance provides transitional housing program for shelter up to 46 adults, and 14 year-round beds and 8 seasonal/overflow beds. They can provide up to 46 transitional beds for families with children. The Good Shepherd Alliance shares information on openings in their Transitional Housing Program through the Continuum of Care network along with the program application. Clients apply directly to GSA for admission to Transitional Housing.

**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.**

Nonprofit providers that offer financial assistance for rent and/or utilities include The Good Shepherd Alliance, Catholic Charities, The Salvation Army, Loudoun Cares, Tree of Life Ministries, and Friends of Loudoun Mental Health, and Mobile Hope. Friends of Loudoun Mental Health targets assistance to special needs households with serious mental illness to prevent homelessness. A number of local churches also offer some financial assistance. Mobile Hope provides services, such as case management, housing location, financial assistance, referrals to mainstream services to at-risk and youth ages 18 to 21 who are experiencing homelessness.

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 for returning citizens to live, work and secure housing in the community. In some cases, justice-involved individuals have significant barriers to housing, especially those with a history of violent offenses or sex offenses. The Re-Entry Council, along with several, community partners work together to address the gaps in services to address housing needs, job skills training, and other supportive services.

Tree of Life Ministries is a nonprofit that provides time-limited housing to single women who are transitioning out of shelters or transitional housing programs. In addition to address housing needs, they work with participants on developing life skills and budgeting skills to help individuals build skills for stability. Financial management classes are also available to the public. Assistance with Job Search and resume preparation is also provided.

Emergency shelters and transitional housing programs offer a variety of case management and supportive services to assist participants in building the skills they need to maintain housing stability. Assistance with securing employment is provided both onsite and through referrals to the Loudoun Workforce Resource Center and Crossroads Jobs.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Rapid Re-Housing (RRH) services have been provided in Loudoun County since 2009. Rapid Re-Housing services combines short-term financial assistance together with housing-focused case management. The RRH program is provided to community residents through a partnership with the County and Volunteers of America Chesapeake and Carolinas. While households enrolled in the Rapid Re-Housing program meet the criteria for literal homelessness, in contrast, the Homeless Prevention and Diversion (HPD) programs



works with households who are at-risk of becoming homeless to help stabilize housing and minimize the possibility of eviction. Households enrolled in the HPD program receive housing-focused case management with short-term financial assistance. The majority (81%) of households served during the first half of FY21 were family households. The racial composition of the households are as follows: 53%Black, 41% Caucasian and 5% Asian with 36% of Hispanic descent. Loudoun Department of Family Services along with community-based organizations including faith-based organizations offer financial assistance to meet basic needs, such as rent and utility assistance.

**Facilities and Housing Targeted to Homeless Households**

For FY'21, the Loudoun Homeless Services Center has 20 beds for households with children and single females, and 24 beds for adults only; capacity of 26 for hypothermia shelter (Pre-COVID): current PSH beds 19 beds for adults only, 1 bed for household with adult and children (8 on site and 12 off site ) GSA has 14 beds and LAWS has 12 beds.

**SP-65 Lead based paint Hazards – 91.215(i)****Actions to address LBP hazards and increase access to housing without LBP hazards**

In an effort to reduce any lead-based paint hazards in properties built before 1978, the County uses certified lead-based paint contractors to assess properties that are to be rehabilitated as part of the Loudoun County Home Improvement Program (LCHIP). Documentation on compliance is included in each project file in accordance with the Lead-Safe Housing Rule. In addition, written information on lead-based paint hazards is provided to homeowners involved with LCHIP and landlords and clients participating in the Housing Choice Voucher Program in an effort to identify rental properties built before 1978 that have not been tested. All properties assisted with the use of CDBG funds are required to have a visual lead paint inspection for peeling, chipping, flaking paint, prior to award of funds. Any area identified must be corrected.

**How are the actions listed above related to the extent of lead poisoning and hazards?**

Consultations with the local and state Health Departments revealed that there were no documented cases of elevated lead in young children during FY 2020.

**How are the actions listed above integrated into housing policies and procedures?**

Written information on lead-based paint hazards is provided to homeowners involved with LCHIP and landlords and clients participating in the Housing Choice Voucher Program in an effort to identify rental properties built before 1978 that have not been tested. All LCHIP contractors have been trained as EPA certified renovators.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The Office of Housing will continue to provide the 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 and budget counseling.

The Department of Family Services Career Support Services Unit is responsible for providing available employment and training services. This includes employment assessment, case management, crisis intervention, family stability services, eligibility determinations for programs, assisting with physical and mental health issues, coordinating educational and training opportunities, and assisting with career development training. The Career Support Services Specialists and Counselors will continue to serve participants in the Virginia Initiative for Employment Work Program (VIEW), the Workforce Investment Act (WIA), and others who are job-seeking. The goal of the Workforce Resource Center is to connect job seekers with employers and providing services to businesses.

The demand for quality childcare that is both affordable and accessible will continue to increase as the population and workforce in Loudoun County grows. The Department of Family Services Career Support Services Unit will continue to administer subsidized childcare programs to recipients of TANF/VIEW, allowing parents to return to work and continuing their education. The Childcare Fee System Program provides a childcare subsidy for families that meet the income criteria and need childcare while working, or in an approved education and training program. The Head Start Wrap Around Program provides a childcare subsidy for families who are receiving Head Start or Early Head Start services. The Quality Initiative Grant with the Career Support Services Unit promotes quality childcare and starting childcare businesses by conducting and facilitating educational workshops for childcare providers.

The lack of transportation can prevent an individual or family from accessing available services. During the next year, the Department of Family Services through the On Demand Transportation Program will continue to provide tokens and subsidized transportation for elderly, disabled and indigent persons to access needed services that may include medical appointments, job training and employment sites. The Career Support Services Unit participates in the Advisory Board for the Vehicles for Change program administered through Northern Virginia Family Service that provides low-priced vehicles or low interest loans to low-income working families to purchase or repair vehicles. Career Support Services also maintains a contract with ECHO that provides taxi transportation to VIEW clients to and from work and childcare.

Recent effort to address the need to reduce poverty-level families resulted in the Loudoun County Human Services Strategic Plan 2019 – 2024, a five-year plan to positively impact human services in Loudoun County. The three entities working in partnership were County employees from various departments, the Loudoun Human Services Network, and the Community Foundation for Loudoun and Northern Fauquier Counties. Their vision is for a healthy, thriving, safe, and inclusive Loudoun community and their mission

is to provide for a positive social change through partnership and an innovative system and influences. Five specific goals with measurable outcomes were set with objective to prioritize and create a workplan.

Goal	Goal Statement	Outcome Measure
Service gaps	Close critical service gaps for vulnerable or underserved members of Loudoun County.	To be identified after data collection
Social determinants of health	Improve health and wellness outcomes by addressing the social determinants of health that challenge Loudoun County residents.	Decrease the number of Loudoun residents reporting fair to poor overall health on the Robert Woods Johnson County Health Rankings.
Access	Optimize access for people seeking services by integrating the Loudoun County human services system.	Increase usage of coordinated service delivery system.
Resources	Meet the growing needs of Loudoun County residents through the development and coordination of resources and funding practices.	Increase the number of new or expanded programs and initiatives by increasing funding or resources.
Provider community	Enhance the quality, capacity and delivery of services by strengthening the network of human services providers in Loudoun County.	Increase the number of human service organizations (public/private) that meet annual performance measures (using the County performance measures for the government departments and the final County grant reports for the nonprofits).

Implementation of this plan is recommended by the Human Services Advisory Committee, a Committee appointed by the County Administrator, which reflects the public/private partnership and citizen participation. With a position staffed within the Loudoun County Government who will coordinate with staff hired by the Loudoun Human Services Network and populated by Standing Members with specific roles in Loudoun County Government and Loudoun Human Services Network, as well as Representative Members serving two-year terms with a limit of three terms.

During the 2021-2025 Consolidated Plan period, the County will continue to work with other public agencies and private nonprofit organizations, will continue to pursue resources and innovative partnerships to support the development of affordable housing, rental assistance, homelessness prevention, emergency food and shelter, health care, family services, job training, and transportation.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Additional initiatives will be undertaken by the County to provide affordable housing and coordinate efforts countywide to provide services to low- and moderate-income persons during the next years including support for the development of units targeted to those earning 30 percent or less of AMI and increased public/private partnerships to address affordable housing issues.

**SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

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 Consolidated Plan and Annual Action Plan 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.

## Expected Resources

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

#### Introduction

During Federal Fiscal Year 2021 (County Fiscal Year 2022) the following resources (for housing, community development, and public services targeted primarily to low- and moderate-income citizens, including persons at risk of or experiencing homelessness) are expected to be available to Loudoun County. The allocation of Community Development Block Grant (CDBG) funds from HUD is expected to be \$1,442,139.00. The County will also utilize any the unspent CDBG funding amount including program income received, unused activity funds, unprogrammed funds from prior years and newly allocated CDBG funds. Funds allocated to the County are based on its status as an urban entitlement County. The FY 2022 CDBG funding distribution for projects is included in Appendix B of the Word version of the Plan and in Section AP-38 of the IDIS document.

The amount of anticipated income to the CDBG program is estimated at \$19,074. Program income is derived from repayment of Loudoun County Home Improvement Program (LCHIP) loans. Funds received are considered program income and are reallocated to the Home Improvement Program Budget for loans in future home rehabilitation work. Additional Federal, state, and local resources of \$14,101,091 are anticipated also and will be available.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
			\$	\$	\$	\$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,442,139	\$19,074	\$0	\$1,461,213	\$5,768,556	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.

**Table 57 - 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**

All CDBG fund recipients are required to contribute a minimal match fund of 10% of the amount requested and to present a board resolution letter, from their organization, authorizing application and match.

Other resources available to assist the County address its housing and community development needs include funds from the Section 8 Program (\$10,326,737) including Housing Choice Vouchers funds to administer tenant and project-based vouchers. This includes Family Self Sufficiency Coordinator funds for HCV program, housing assistance payments, utility reimbursements, and funds for mainstream voucher payments.

The Supportive Housing Program (\$171,024) with Continuum of Care Grants from HUD for Permanent Supportive Housing and case management.



The Virginia Dept. of Housing and Community Development (\$927,902) using the "Virginia Homeless Solutions Program" grant which includes funds for Rapid Re-Housing, homelessness prevention, CoC operations & planning, and CoC Coordinated Entry. Virginia Dept. of Behavioral Health and Developmental Services grant funds include funds for the State Rental Assistance Program.

Permanent Supportive Housing and emergency shelter operating costs (\$3,159,032) which includes funds for supportive services, operations and rent for PSH (\$1,694,529); local funds for staffing and administration of Homelessness Prevention Program (\$75,891); and Down Payment/Closing Cost and Public Employee Grant Programs for low- and moderate-income homebuyers (\$774,992); and the Rental Rehabilitation Program (\$130,016).

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

Currently, the County is considering how to use publicly owned land or property to address housing needs in the County. The County is in the process of completing a public land inventory to identify land that may have potential for use as affordable housing.

**Discussion**

A combination of Federal, state, and local resources will be used to address the needs identified in the Consolidated Plan and related Annual Action Plan. In addition, private funds and in-kind resources from nonprofit and for-profit organizations will address needs not covered by public sources.

## 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 Low/Mod Areas	Housing Strategy	CDBG: \$500,000	Homeowner Housing Added: 2 units
2.	HSS-2 Housing Construction	2021	2025	Affordable Housing	Countywide Low/Mod Areas	Housing Strategy	CDBG: \$382,894	Long term lease: 2 organizations
2.	HSS-2 Housing Construction	2021	2025	Affordable Housing	Countywide Low/Mod Areas	Housing Strategy	CDBG: \$56,555	Rehabilitation: 2 homeowners
3.	SNS-2 Social Services	2021	2025	Non-Housing Community Development	Countywide Low/Mod Areas	Other Special Needs Strategy	CDBG: \$25,000	Resident Services: 98 Persons Assisted
4.	CDS-4 Public Services	2021	2025	Non-Housing Community Development	Countywide Low/Mod Areas	Community Development Strategy	CDBG: \$79,662	Case Management Services: 100 households Assisted
4.	CDS-4 Public Services	2021	2025	Non-Housing Community Development	Countywide Low/Mod Areas	Community Development Strategy	CDBG: \$34,000	Dental care: 50 persons Assisted
5.	EDS-1 Employment	2021	2025	Economic Development	Countywide Low/Mod Areas	Economic Development Strategy	CDBG: \$75,600	Employment Services: 125 persons assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6.	AMS-1 Overall Coordination	2021	2025	Administration, Planning, and Management	Countywide Low/Mod Areas	Administration, Planning, and Management Strategy	CDBG: \$288,428	Other: 10 Other

Table 58 – Goals Summary

### Goal Descriptions

1.	<b>Goal Name</b>	HSS-1 Homeownership
	<b>Goal Description</b>	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.	<b>Goal Name</b>	HSS-2 Housing Construction
	<b>Goal Description</b>	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.	<b>Goal Name</b>	SNS-1 Housing
	<b>Goal Description</b>	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.

4.	<b>Goal Name</b>	CDS-4 Public Services
	<b>Goal Description</b>	Improve and enhance public services including: programs for youth, the elderly, disabled, and other public service programs for low- and moderate-income persons.
5.	<b>Goal Name</b>	EDS-1 Employment
	<b>Goal Description</b>	Support and encourage new job creation, job retention, workforce development, employment, and job training services for the unemployed and underemployed persons, including summery youth programs.
6.	<b>Goal Name</b>	AMS-1 Overall Coordination
	<b>Goal Description</b>	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.

Table 59

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Funding recommendations listed below were developed through a structured review process in November 2020 and presented to the Family Services Advisory Board (FSAB) for action on January 14, 2021. The FSAB approved the recommendations and contingency plan, as stated in the executive summary section of the Plan. On February 9, 2021 these recommendations were reviewed by the County's Finance/Government Operations and Economic Development Committee (FGOEDC) and submitted to the Board of Supervisors for consideration and action. For plan year FY 2022, five public service projects and three capital projects 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. It is anticipated that the Board of Supervisors will adopt the Plan at a public meeting on April 14, 2021.

#### Projects

#	Project Name
1	Healthy Families Loudoun/INMED
2	Resident Services at Mt. Sterling Senior Housing Apts./ Arlington Partnership for Affordable Housing
3	Northern Virginia Dental Clinic/NOVA Dental Clinic
4	Employment Training/A Farm Less Ordinary
5	Crossroads Jobs Counseling/Crossroads Jobs, Inc.
6	Family and Youth Opportunity Center
7	Homeless and At-Risk Youth/Mobile Hope
8	Acquisition of Real Property/Loudoun Habitat for Humanity
9	Loudoun County Home Rehabilitation Project
10	CDBG Administration

Table 70 - Project Information

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

Based on an anticipated entitlement amount, thirteen (13) projects were submitted and scored. Eight (8) projects were funded as well as County CDBG rehab and administration. Four of the five public services activities funded 100% of the amount requested, one public service received about 50% funding. One capital project funded at 100% of the requested amount and two capital projects were funded proportionally based on their scores. These recommendations were reviewed by FGOEDC along with the contingency plan stated in the Executive Summary Section of the Plan. They were unanimously adopted by the Family Services Advisory Board on January 14, 2021. After the Finance, Government Services and

Operations Committee meeting, the County was notified on February 26, 2021 that the FY 2022 allocation would be \$1,442,139. In accordance with the recommended contingency funding plan, staff recommends that excess funding go toward an activity consistent with the goals in the Consolidated Plan. Because adequate funding is expected, staff recommends allocating the remaining funds to the projects listed below and the Loudoun County Home Rehabilitation Project.

Some of the obstacles to meeting underserved needs include the demand for affordable housing exceeding supply, high cost of land and housing, lack of affordable housing for families earning 30% or below AMI, lack of affordable housing for low-income single individuals, and loss of subsidized housing units. The recommended projects will help address those needs, in addition to helping to address other needs of Loudoun County residents.

**AP-38 Project Summary****Project Summary Information****Table 81**

<b>1</b>	<b>Project Name</b>	Healthy Families Loudoun/INMED
	<b>Project Name</b>	Loudoun County
	<b>Target Area</b>	CDS-4 Public Services
	<b>Goals Supported</b>	Community Development Strategy (High Priority)
	<b>Needs Addressed</b>	CDBG: \$79,662
	<b>Funding</b>	Center for family education and support services at INMED location.
	<b>Description</b>	Intensive case management program promoting skills for self-sufficiency for low-income households at risk of homelessness.
	<b>Target Date</b>	6/16/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 extremely low and very low-income household will benefit from this activity.
	<b>Location Description</b>	21630 Ridgetop Circle, Suite 130, Sterling, VA 20166
	<b>Planned Activities</b>	Intensive case management.
<b>2</b>	<b>Project Name</b>	Resident Services at Mt. Sterling Senior Housing Apts./ Arlington Partnership for Affordable Housing
	<b>Target Area</b>	Loudoun County
	<b>Goals Supported</b>	SNS-1 Housing
	<b>Needs Addressed</b>	Other Special Needs Strategy (High Priority)
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Advanced partnership, program and implementation planning for low-income senior housing units. Planning process for on-site services and resources necessary for support of the residents.
	<b>Target Date</b>	6/16/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 98 extremely low and very low-income senior households will benefit from this activity.
	<b>Location Description</b>	Bartholomew Fair Drive, Sterling, VA 20164
	<b>Planned Activities</b>	Case Management supportive services planning/development for residential senior services.
3	<b>Project Name</b>	Northern Virginia Dental Clinic/NOVA Dental Clinic
	<b>Target Area</b>	Loudoun County
	<b>Goals Supported</b>	CDS-4 Public Services
	<b>Needs Addressed</b>	Community Development Strategy (High Priority)
	<b>Funding</b>	CDBG: \$34,000
	<b>Description</b>	Provide dental care for extremely low-, and low-income Loudoun County residents.
	<b>Target Date</b>	6/16/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least approximately 100 extremely low and very low-income persons will benefit from this activity.
	<b>Location Description</b>	2 Pidgeon Hill Drive, Suite 230, Sterling, VA 20165.
	<b>Planned Activities</b>	Comprehensive dental care services for adults ages 18 years and older.
4	<b>Project Name</b>	Employment Training/A Farm Less Ordinary
	<b>Target Area</b>	Loudoun County
	<b>Goals Supported</b>	EDS-1 Employment
	<b>Needs Addressed</b>	Economic Development Strategy (High Priority)
	<b>Funding</b>	CDBG: \$40,100
	<b>Description</b>	Provide training and employment for developmentally delayed and intellectually disabled employees transitioning from school to the workforce.
	<b>Target Date</b>	6/16/2022



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 25 very low, low- and moderate-income households will be assisted from this activity.
	<b>Location Description</b>	11407 Old Stone Lane, Lovettsville, VA 20180 and 20133 Gleedville Rd, Leesburg, VA 20175.
	<b>Planned Activities</b>	Provide job training and employment skills for developmentally delayed and in intellectually disabled employees transitioning from school to the workforce.
5	<b>Project Name</b>	Crossroads Jobs Counseling/Crossroads Jobs, Inc.
	<b>Target Area</b>	Loudoun County
	<b>Goals Supported</b>	EDS-1 Employment
	<b>Needs Addressed</b>	Economic Development Strategy (High Priority)
	<b>Funding</b>	CDBG: \$35,500
	<b>Description</b>	Provide job search training and services to unemployed and underemployed Loudoun County residents.
	<b>Target Date</b>	6/16/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 extremely low and very low-income households will benefit from this activity.
	<b>Location Description</b>	1 East Market Street, Leesburg, VA 20176
	<b>Planned Activities</b>	Evaluate skills and needs, help identify services for support during job search.
6	<b>Project Name</b>	Family and Youth Opportunity Center
	<b>Target Area</b>	Loudoun County
	<b>Goals Supported</b>	HSS-2 Housing Construction
	<b>Needs Addressed</b>	Housing Strategy (High Priority)
	<b>Funding</b>	CDBG: \$219,070
	<b>Description</b>	Center for family education and support services at INMED location.
	<b>Target Date</b>	6/16/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 extremely low and very low-income household will benefit from this activity.
	<b>Location Description</b>	21630 Ridgetop Circle, Suite 130, Sterling, VA 20166
	<b>Planned Activities</b>	CDBG funds will pay for long-term lease for the Opportunity Center serving low- income families with supportive services.
<b>7</b>	<b>Project Name</b>	Homelessness and At-Risk Youth/Mobile Hope
	<b>Target Area</b>	Loudoun County
	<b>Goals Supported</b>	HSS-2 Housing Construction
	<b>Needs Addressed</b>	Housing Strategy (High Priority)
	<b>Funding</b>	CDBG: \$163,824
	<b>Description</b>	Provide support and temporary overnight shelter for homeless persons ages 18-24 years old.
	<b>Target Date</b>	6/9/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 25 extremely low and very low-income individuals will benefit from this activity.
	<b>Location Description</b>	302 Parker Court, Leesburg, VA 20176
	<b>Planned Activities</b>	CDBG funds will be used to pay for long term lease at facility providing services for at risk and new homeless young adults ages 18-24.
<b>8</b>	<b>Project Name</b>	Acquisition of Real Property/Loudoun Habitat for Humanity
	<b>Target Area</b>	Loudoun County
	<b>Goals Supported</b>	HSS-2 Housing Construction
	<b>Needs Addressed</b>	Housing Strategy (High Priority)
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	Acquire at least two (2) existing single-family dwellings rehabilitate as necessary and resell to extremely low and very low-income households.
	<b>Target Date</b>	6/16/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 2 income eligible households achieve homeownership.
	<b>Location Description</b>	Property locations to be determined.
	<b>Planned Activities</b>	Acquire existing single-family dwellings, rehabilitate houses as necessary and resell to low-income households.
<b>9</b>	<b>Project Name</b>	Loudoun County Home Rehabilitation Project
	<b>Target Area</b>	Loudoun County
	<b>Goals Supported</b>	HSS-2 Housing Construction
	<b>Needs Addressed</b>	Housing Strategy (High Priority)
	<b>Funding</b>	CDBG: \$56,555
	<b>Description</b>	Rehabilitation of income eligible owner-occupied housing units.
	<b>Target Date</b>	12/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 2 extremely low- or very low-income households will benefit from this activity.
	<b>Location Description</b>	Property locations to be determined.
	<b>Planned Activities</b>	Rehabilitation of income eligible owner-occupied housing units.
<b>10</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Loudoun County
	<b>Goals Supported</b>	AMS-1 Overall Coordination
	<b>Needs Addressed</b>	Administration, Planning, and Management Strategy (High Priority)
	<b>Funding</b>	CDBG: \$288,428
	<b>Description</b>	Up to 20% of entire HUD CDBG award amount may be allocated for program administration costs, which includes staff payroll and fair housing studies/evaluations, among other costs. Estimated HUD award used for calculation is \$1,442,139.
	<b>Target Date</b>	6/30/2021

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funding is used for administrative and staff cost for the administration of the CDBG program to benefit all the families receiving assistance.
<b>Location Description</b>	1 Harrison St. SE, Leesburg, Virginia 20175
<b>Planned Activities</b>	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 funding drawdowns, compliance with Federal environmental regulations and reviews, compliance with fair housing regulations, and other Federal requirements.

**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**

Loudoun County does not use geography as the basis for targeting funds. It is intended that resources will be utilized throughout the County to benefit low- and moderate-income persons. No single geographic part of the County is identified with a special priority either to benefit or not to benefit from the use of resources for activities. The County's objective is to be flexible with the use of funding and other available resources to meet needs countywide.

**Geographic Distribution**

Target Area	Percentage of Funds
Countywide	100%

Table 62 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

Activities are funded which principally benefit low- and moderate-income persons, based on income eligibility not location.

**Discussion**

Please see statement above regarding geographic priorities for investment.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The following are annual affordable housing goals for Loudoun County that relate to the goals enumerated in Section AP-20, Annual Goals and Objectives. The goals for number of households indicated in the first table below incorporate estimates from housing programs funded by other Federal, state, and local resources. The second table below includes only information on households to be supported or served through Loudoun County-operated programs.

One Year Goals for the Number of Households to be Supported	
Homeless	273
Non-Homeless	449
Special-Needs	157
<b>Total</b>	<b>879</b>

Table 63 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,053
The Production of New Units	185
Rehab of Existing Units	13
Acquisition of Existing Units	2
<b>Total</b>	<b>1,253</b>

Table 64 - One Year Goals for Affordable Housing by Support Type

#### Discussion

The production and preservation of affordable housing is a priority in Loudoun County. The availability of rental assistance (to include Homeless Prevention Services and Rapid Re-Housing Services) is important to provide persons experiencing homelessness, and those at risk of becoming homeless, with a safety-net while these households take steps to become self-sufficient.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Loudoun County does not have any public housing units. The County has a HUD-funded Housing Choice Voucher (HCV) program serving 495 households with vouchers, including 24 project-based vouchers. This program assists low-income households 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. Since all available vouchers are fully utilized, the HCV Program Waiting List is currently closed. Applications are only accepted while the HCV Program Waiting List is open. Prior to opening the waiting list, Loudoun County will provide 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, a reasonable accommodation may be requested. The County expects to open its HCV Program waiting list in 2021.

### **Actions planned during the next year to address the needs to public housing**

The County's HCV program implemented a Project Based Voucher (PBV) Program in 2016. Local housing developers have shown an interest in the Program and its expansion toward additional apartment referrals. In fact, funding recommendations presented in the Plan includes support services for the new affordable rental apartments and the acquisition and disposition of an existing home to qualifying low-income families.

### **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 where funds are placed in escrow for future use in home purchasing. It is anticipated that twenty-seven (27) HCV households will participate in the FSS Program in County FY 2022. 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. This past year 2020, there was one FSS-Program-participant household that was able to purchase a house. FSS Program staff are exploring 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**

Not applicable.

**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.



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

### **Introduction**

Loudoun County will administer a variety of activities during the year aimed at reducing and ending homelessness and providing supportive services to non-homeless populations that may be at risk of becoming homeless. Some of these activities are outlined below. The Loudoun County Continuum of Care (CoC), and the member organizations in the CoC, take the lead in addressing homelessness issues 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/or are in a housing crisis.

### **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 two full-time outreach workers employed by Loudoun County Mental Health, Substance Abuse and Developmental Services (MHSADS). The PATH Team spends the majority of their time out in the community, meeting with persons that are known to be homeless. PATH staff follow up on reports from service providers, community members, law enforcement, and others, which identify persons who are thought to be homeless. PATH staff contacts homeless persons, assesses their immediate needs, any safety concern(s), and begins the process of linking homeless persons to shelters, health and mental health care, basic needs, housing and other mainstream resources. The PATH Team refers persons to existing community resources and provides support and advocacy to help consumers to access services. The Loudoun Homeless Services Center provides a day drop-in center where the homeless can receive a meal, shower, and do laundry. The PATH staff works closely with staff at the Homeless Services Center and are on-site frequently to provide support to connect consumers to needed services. During the past year, shelter and County staff have had some success in engaging unsheltered clients who were previously resistant to support services. The annual Point-In-Time Homeless Count was conducted on January 19, 2021. It provided an opportunity to learn about the needs and extent of sheltered and unsheltered homeless persons in the county. Data and information gathered is used to inform development of housing and services for this population.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Emergency Shelter: Shelter needs are currently met by three providers. Volunteers of America Chesapeake & Carolina (VOACC), under contract with the County, which operates an emergency homeless shelter that provides thirty (32) beds for families with children and single women. A thirteen (13) bed men's shelter is also provided. A Seasonal winter shelter is also operated by VOACC. The winter shelter's capacity is flexible to accommodate the needs of persons requiring overnight shelter during the winter season. Both the VOACC men's shelter and the winter shelter serve a number of chronically homeless single adults in addition to adults experiencing homelessness for the first time. The Good Shepherd

Alliance operates a sixty-four (64) beds for homeless women, children, and families between their emergency shelter and their six (6) transitional homes. The Loudoun Abused Women's Shelter (LAWS) provides twelve (12) short-term emergency beds for women and children who are domestic violence victims. Mobile Hope, a nonprofit organization and potential CDBG grant recipient, offers homeless prevention assistance and assistance to homeless youth ages 18-24. Homeless persons access shelter services through a coordinated entry process and by directly contacting the providers. Upon entry to the shelter, a more in-depth assessment of housing barriers and a housing-focused service plan are developed.

Transitional Housing: The Good Shepherd Alliance (GSA) provides a four (4) bed transitional housing program for single women, a six (6) bed program for single women with young children, and four (4) scattered- site units providing up to twenty-six (26) transitional beds for families with children. Households are referred or asked to apply directly to GSA for admission to Transitional Housing.

**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**

Rapid Re-housing (RRH) services continue to be provided in Loudoun County (since 2009) by the Loudoun County Office of Housing which has received Homeless Prevention Rapid Re-housing (HPRP) funds through the Commonwealth of Virginia. County providers have received grant funds for RRH from the state. RRH services combine short-term financial assistance for housing and utility costs together with housing-focused case management. RRH has helped to reduce the length of time persons experience homelessness by assisting families and individuals to quickly transition from homelessness into permanent housing and independent living. Case management includes facilitating rental arrangements with landlords to help households secure rental housing. In addition to the households that receive case management through RRH services, a local nonprofit provider serves families with homelessness prevention case management.

Local emergency shelters and transitional housing programs provide life skills and support to residents to help them gain skills to maintain their housing and to avoid a return to homelessness. Case management and support groups address issues that cause homelessness (e.g. physical and emotional health, relationship issues, and financial problems). 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. Volunteers of America Chesapeake provides Life Skills Groups covering financial education, nutrition, motivation to succeed (moving forward in life after homelessness), job search skills, effective communication, and health/well-being. 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. Loudoun County provides fifteen (15) units of Permanent Supportive Housing (PSH) for the chronically homeless population. Households in PSH receive ongoing intensive case management (tailored to household needs) to promote self-sufficiency and stability in housing.

The Loudoun Continuum of Care participates in a statewide initiative focused on reducing veteran homelessness. Regional Supportive Services for Veterans providers provide linkages to housing and services for Veterans. Connections also exist with the VA Medical Center and the Wounded Warrior Program. Loudoun County has a Veteran Services Coordinator to assist veterans with access to housing, employment, and other services. Loudoun County currently has five HUD VASH (VA Supportive Housing) vouchers, with two currently leased-up. The County continues to work with the Supportive Services for Veteran Families (SSVF) program to ensure that veterans experiencing or at-risk of homelessness are connected to housing resources and services quickly. Services for homeless and precariously housed youth are provided by Loudoun County Schools McKinney-Vento Program and by the non-profit, Mobile Hope. The Loudoun Housing Choice Voucher Program has identified homelessness as a type of preference on the program waitlist.

**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 has a strong base of homeless prevention services. Loudoun Department of Family Services (DFS) offers locally funded emergency rent aid in addition to other services to help with basic needs. The Homeless Prevention and Diversion Program operated by DFS provides financial aid and case management to extremely low-income households. Nonprofit organizations providing financial assistance for rent and utilities include Catholic Charities, The Salvation Army, Loudoun Cares, INMED Homelessness Prevention Program, Tree of Life Ministries, and Friends of Loudoun Mental Health. Several local churches also offer some financial assistance. Friends of Loudoun Mental Health provides rent supplements to special needs households with serious mental illness to prevent homelessness. INMED's home-based case management addresses life skills, budgeting, and access to mainstream resources. Mobile Hope is a nonprofit that assists precariously housed and homeless youth with resources to meet basic needs, such as food and clothing. Mobile Hope has received CDBG funds to provide emergency housing assistance (hotel rental) for youth adults ages 18 to 24 in situations where emergency shelter beds or other housing accommodations cannot be located.

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 offenders returning to live in the community.

Some offenders, especially those with a history of violent crimes or sex offenses, have high barriers to

housing and other services. The Re-Entry Council works to address housing and other needs for offenders. 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. Crossroads Jobs is recommended for CDBG funding in the Plan.

### **Discussion**

Emergency Shelters and Transitional Housing programs, non-profits, and faith-based providers in the County offer a variety of shelter, housing, case management, life skills classes and job search services to assist low- and moderate-income households to obtain and maintain housing. The services described above are provided to the homeless and non-homeless special needs populations. Permanent supportive housing, homeless prevention, job training and intensive case management are priority needs that are addressed by the activities. The Continuum of Care has been active in implementing an improved Coordinated Entry System (CES) to facilitate access to prevention, shelter, and housing services for homeless and at-risk households with the most critical needs for these services. DFS continues to oversee the CES Intake Line. The CES process will be evaluated and changes to improve effectiveness will be implemented as needed.

## **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 in the supply of affordable housing in the County. A variety of actions planned to 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 19, 2019, the Board of Supervisors initiated the Unmet Housing Needs Strategic Plan (UHNSP). The purpose of the UHNSP is to define how the County will address unmet housing needs in a strategic and systematic way over the short-term (the next 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.

Also, on September 19, 2019, the Board of Supervisors initiated a plan to overhaul the County's Zoning Ordinance. One of the main focus areas of the zoning ordinance rewrite is 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, such as using innovative and flexible regulatory approaches to help fulfill the continuum of housing needs, promote dense housing products that are affordable by design and price; and preserve existing affordable housing stock and ensure housing remains safe and habitable.

The County is also 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.

In October 2017, the BOS convened a Housing Summit to focus on housing needs in the County. As a result, the BOS directed County staff to begin implementing 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 Funds as a resource for housing developers seeking to develop affordable

housing. These efforts will continue in 2021 - 2022.

In cooperation with MHSADS Staff, the Virginia Department of Behavioral Health and Developmental Services (DBHDS) provides for rental assistance for persons with intellectual and developmental disabilities in the State Rental Assistance Program (SRAP) who want to live 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.

Staff coordinated with VHDA to secure Loudoun County as an agent for rehabilitation grants for rental units (\$6,000 per unit with \$400 Administrative fee to County) and for 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.

At the July 10, 2019 Public Hearing of the Board of Supervisors, the Board approved a number of amendments to Chapter 1450 of the Codified Ordinances of Loudoun County. The amendments do the following: 1) expressly include language that the County of Loudoun Housing Trust receives a portion of any proceeds/surplus funds that may result from an Affordable Dwelling Unit (ADU) that is sold pursuant to a non-judicial foreclosure or judicial sale process; and 2) align Chapter 1450 with the requirements of the HUD and Virginia Housing Development Authority, enabling ADU purchasers to use VHDA financing. On June 20, 2019, the Board of Supervisors adopted the Loudoun County 2019 General Plan after multiple public hearings and work sessions. The General Plan includes new land use policies including housing policies and a key implementation step is the development of an Unmet Housing Needs Strategic Plan which is being drafted by the Office of Housing.

Additional progress made by the County:

- Developed an Affordable Multi-family Rental Housing Loan Program to provide loans to affordable housing developers.
- Developed public land inventory to offer free land to affordable housing developers.
- Review of zoning ordinances to remove barriers to affordable housing.
- Published "Housing Primer" which explains the County's housing programs and initiatives.
- Inception of the Freedom Grant Program for accessibility home repairs for veteran renters or veteran homeowners.
- Inception of Rental Unit Accessibility Modification (RUAM) Grant Program for accessibility home repairs for renters only.
- Established an Office of Housing dedicated to the development and preservation of affordable

housing.

**Discussion:**

Some or all of the policies outlined above will be used to support the development of affordable housing and to address potential negative effects of policies that may present barriers to affordable housing.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The following section addresses the strategies the County will 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**

- Develop on-line 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.

CDBG-funded activities also contribute to meeting underserved needs. CDBG funds supported the long-term lease and some operation costs of a center serving at-risk youth and families in an Eastern-Loudoun neighborhood that has a high rate of poverty and a large immigrant population. The Center provides after-school activities, youth mentoring, ESL classes, childcare, life skills and financial education classes for adults, and a summer camp for children.

Healthcare (to include comprehensive dental services for adults), homeless prevention, housing counseling services, food distribution, and job search assistance and placement are CDBG-funded services for low and moderate-income households.

### **Actions planned to foster and maintain affordable housing**

An ongoing CDBG-funded affordable housing project rehabilitates houses owned and occupied by low- and moderate-income residents. The rehabilitation may include the addition of accessible accommodations for the physically disabled. A County Program, introduced in 2013, provides small grants to assist elderly and/or disabled homeowners with emergency repairs and/or accessibility improvements. In addition, in 2020, Loudoun County launched programs to provide funds to make accessibility modifications for persons who are renting homes: Rental Unit Accessibility Modification (RUAM) and Freedom Grant. The County will continue these programs.

In 2013, the Board of Supervisors granted authority to purchase new and resale ADUs with funds allocated from the County Housing Trust. To date, fifty-nine (59) ADU units have been purchased and sold by the



County. At the end of 2019, more than 2,700 units have been provided as part of the ADU Purchase Program, and 288 units are available to rent as part of the ADU Rental Program. Also, six (6) projects were provided County loans in the amount of \$19 million to create approximately 600 affordable rental units and guidelines were adopted for annual loan programs.

Loudoun County administers several loan-assistance programs for people purchasing a home in the County. 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 has implemented a Permanent Supportive Housing (PSH) program to serve chronically homeless households with affordable rental housing, combined with intensive case management. As of 2019, 27 persons were served. In addition, County loans funds have supported the development of six (6) affordable multifamily housing projects that provide 28 fully accessible units, 19 permanent supportive housing units, and almost 600 units built to universal design standards. 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.

By the end of CDBG program year sixteen (16), Loudoun Habitat for Humanity had acquired twenty-four (24) homes. The units have been sold to qualifying low-income partner families. Habitat is included in this year's Plan as a potential grant recipient.

#### **Actions planned to reduce lead-based paint hazards**

Written information on lead-based paint hazards is provided to homeowners involved with Loudoun County Home Improvement Program (LCHIP), landlords, and clients participating in the Housing Choice Voucher Program. All LCHIP contractors have been trained as EPA certified renovators. CDBG-funded housing activities and rehabilitation projects are monitored for compliance with Lead-Safe Housing regulations as part of the 24 CFR Part 58.6.

Also, local Rapid Rehousing Programs must conduct lead-based paint inspections for all properties built prior to 1978 if the properties are to be occupied by families with children and or older adults/vulnerable. The Loudoun County Health Department provides services to children in instances where elevated levels of lead have been identified in children. The Health Department participates with the Lead-Safe Virginia Program.

Staff that provides state-funded homeless prevention and rapid re-housing services also play a role in reducing lead-based paint hazards. These staff perform basic home inspections prior to a household

moving into a unit that they will lease for the first time. Staff are required to take HUD Lead-Based Paint Visual Assessment training and perform visual inspections following the training guidelines. The inspection process helps to ensure that children in low-income households are able to live in a safe environment.

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

The Office of Housing will continue 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 given to the participants at the successful completion of their contract. Funds are typically targeted for homeownership or paying for advanced education.

Recently, the Work Resource Center (WRC) implemented improvements in accessibility, staffing, and outreach including updated website with more online accessibility for job seekers.

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

DFS's Career Support Services Unit will continue 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 will 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 County residents of a variety of 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.

The proposed CDBG-funded project listed in Section AP-38 will serve, extremely low income and low-income at-risk families and individuals. Job search and placement services will be provided to help adults

obtain employment; a community service center in Eastern Loudoun County will provide a variety of services, education, summer camp, and after-school activities for low-income families and individuals; a local homeless shelter and case management services; comprehensive dental care for adults 18 years and older; the acquisition of primary residence for low-income qualifying households; and the long-term lease of two facilities that provide public services to low-income and/or the homeless population.

**Actions planned to develop institutional structure**

During year eighteen of Loudoun County's CDBG Entitlement Program, the Family Services Advisory Board (FSAB), in coordination with the Board of Supervisors, will continue to take the lead in implementing the CDBG Program. As a result of their feedback over the years, community outreach was 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 FSAB continues to work with CDBG Program staff to identify and implement improvements to the annual CDBG application and funding process.

The County has made it a priority to expand outreach effort to market housing programs. The County routinely presents information about financing programs for first-time homebuyers and homeowners needing home rehabilitation services. In June 2020, Office of Housing staff facilitated the annual Northern Virginia Housing Expo, this year, was held virtually. Appropriate boards and commissions will be kept informed of CDBG activities, particularly as they relate to the development and preservation of affordable housing. In addition, the CDBG program will continue 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.

The Loudoun County Continuum of Care (CoC) added a Governance Board. DFS is currently in conversations to strengthen the CoC and plans to work with the CoC General Membership group to develop and implement an improved coordinated entry process for persons in Loudoun County who seek 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 will continue to work with the business community and private industry to implement housing, economic, and community development priorities in the Plan.

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

The County will continue 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 will continue to seek 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.

The County will continue to participate in the Loudoun Human Services Network, a local coalition of non-profit human services providers. County 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 this group of service providers.

The County will continue to work closely with appropriate local and regional boards, commissions, and nonprofit housing development organizations to address the issue of affordable housing. Outreach activities in the next year will target the business community, faith-based organizations and minority populations. Loudoun 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 will also continue to participate with regional jurisdictions as a participant in the Washington Metropolitan Region Council of Governments (COG). A member of the County Board of Supervisors serves in an executive leadership position of this body. Staff from various County Departments serve on the COG Committees, the Housing Director's Committee, and the Homeless Services Committee.

**Discussion:**

The County will continue 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.

## Program Specific Requirements

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

#### Introduction:

The following information relates to CDBG program specific requirements. Loudoun County does not receive HOME funds.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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	\$19,074
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-
3. The amount of surplus funds from urban renewal settlements	-0-
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-
5. The amount of income from float-funded activities	-0-
Total Program Income	\$19,074

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0
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 is included in this Annual Action Plan.	100.00% FY 2020, 2021, & 2022