

## Facts and Solutions around Workforce Housing NOW

The housing conversation in Loudoun is growing. There are many ways to get involved and many changes needed to provide quality housing for all Loudoun residents. The following are critical strategies for improving Loudoun's housing market.



### Meet Ashley.

Ashley grew up in Loudoun County, went to college, and fulfilled her dream of becoming a nurse. She wanted to live and serve in the community she's called home for 23 years, but couldn't afford the cost of housing and left Loudoun. Ashley is not alone.

Workforce Housing Now is not an issue about charity. It's about the future economic prosperity of Loudoun. **Talent loss affects us all.**

**GET INVOLVED NOW**  
[workforcehousingnow.org](http://workforcehousingnow.org)

### GROW THE HOUSING TRUST FUND

Loudoun's Housing Fund recently achieved the major milestone of a dedicated revenue source in the FY23 Budget. To grow meaningfully in its contribution to the housing need, the Fund should, (1) increase in size to meet the housing need, (2) continue to identify dedicated funding sources and (3) issue both loans and grants where needed to ensure quality housing projects are financeable.

Help advocate with County decision-makers for a \$10M fund for FY24.

### USE COMMUNITY LAND TRUSTS (CLTs) FOR HOMEOWNERSHIP

CLTs create permanently affordable homeownership. CLTs pair very well with Loudoun's Affordable Dwelling Unit programs. In Loudoun the local Habitat for Humanity is currently using the CLT model for its homeownership units. Any affordable homeownership units created in Loudoun should be placed in a CLT to preserve affordability. The mechanism is readily available and active in Loudoun.





## People who work in Loudoun should be able to live in Loudoun

### CREATE AND PERMIT SMART, FLEXIBLE ZONING

The Affordable Dwelling Unit ordinance is one way the zoning in Loudoun supports and prioritizes affordable housing. It should not be the *only* affordable housing element built into zoning laws. Zoning should prioritize the production of affordable housing by allowing greater flexibility, greater density, and a faster approval process.

### ALLOW MORE ACCESSORY DWELLING UNITS

Accessory dwelling units are a flexible way to increase workforce housing stock without drastically altering the surrounding neighborhood. Since the construction of an ADU effectively has no land cost, it is possible to add housing units at a lower cost than building a new home or buying an existing home. Incentivizing and supporting the construction of accessory residential units in neighborhoods creates rental income for homeowners and provides more affordable workforce housing.

### IMPROVE AFFORDABLE DWELLING UNIT PROGRAM

Loudoun's Affordable Dwelling Unit program has contributed 569 units to the market since 2017. Currently these units are required to remain affordable for 15 years but after that time convert to market-rate units. Loudoun should enhance and expand this successful program by increasing the term of affordability and expanding the requirements for new developments. These recommendations coincide with the County's Unmet Housing Needs Strategic Plan.

### CONNECT WITH ELECTED OFFICIALS

Learn more about local facts around workforce housing. Find local and regional resources. Hear stories from local employers and residents—and those who wish they could be residents. Express your support to your elected representatives. Join our newsletter and volunteer programming all at [WorkforceHousingNow.org](http://WorkforceHousingNow.org)

