

LOUDOUN COUNTY

**AFFORDABLE DWELLING UNIT (ADU)
RENTAL PROGRAM**

2023 INCOME ELIGIBILITY LIMITS

&

ELIGIBILITY REQUIREMENTS

**LOUDOUN COUNTY DEPT. OF HOUSING & COMMUNITY DEVELOPMENT
2023 ADU RENTAL INCOME ELIGIBILITY LIMITS**

Chapter 1450 of the Codified Ordinance of Loudoun County establishes the minimum and maximum income eligibility limits for persons/households interested in renting an Affordable Dwelling Unit (ADU).

PURPOSE/BACKGROUND

The Affordable Dwelling Unit program was established to assist in the provision of housing to persons of moderate income by:

- Promoting the development of a full range of housing choices; and
- Requiring the construction and continued existence of dwelling units which are affordable for rent by households whose income is greater than thirty (30) percent and less than fifty (50) percent of the median income for the Washington Metropolitan Statistical Area (MSA). The income percentages are indexed by family size (based on HUD factors).

**Incomes by Family Size-Maximum Income Limits Allowed
Persons per Family
Area Median Income \$152,100
(HUD Effective May 15, 2023)**

| % of Median Income | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---------------------------|----------|----------|----------|----------|----------|----------|----------|-----------|
| 30% | \$32,000 | \$36,550 | \$41,100 | \$45,650 | \$49,350 | \$53,000 | \$56,650 | \$60,300 |
| 40% | \$42,600 | \$48,700 | \$54,800 | \$60,850 | \$65,750 | \$70,600 | \$75,500 | \$80,350 |
| 50% | \$53,250 | \$60,850 | \$68,450 | \$76,050 | \$82,150 | \$88,250 | \$94,350 | \$100,400 |

ADU RENTAL PROGRAM ELIGIBILITY REQUIREMENTS

- The total income from all sources must be at least 30% and not more than 50% of the Area Median Income (AMI), as determined by HUD and adjusted for family size.
- Gross earnings from employment will be calculated when determining eligibility for all household members who are 18 years or older
- Income from employment will not be counted for dependent children who are 18 years or older and it can be documented that they are a full-time student at an accredited high school or earning 12 credits or more from an accredited college or university. Income from employment will be counted if the dependent is an Applicant.
- Income from other sources for all household members who are 18 or older will be added to income obtained from employment to determine qualifying household income.
- The Applicant and Co-Applicant must be over the age of 18.
- All household members must provide one form of identification.
- In addition to meeting income and credit criteria, Applicant(s) cannot currently own a home.