

**PROMPT 1: What do we need to do to make Loudoun County an even better community in the future?**

Listening & Learning Round Input: Envision LOUDOUN

No.	PROMPT 1 (What do we need to do to make Loudoun County an even better community in the future?)	Primary Theme	Secondary Theme	Sub Theme (Primary)	Sub Theme (Secondary)
22	Affordable housing in Loudoun County	Housing		Affordability	
46	Mixed use development needs more affordable housing for young professionals	Housing	Built Environment	Affordability	Mixed-use development
69	Affordable housing for everyone with transportation to support	Housing	Transportation System	Affordability	Transportation Planning
82	Diversity of Housing-Affordability - don't assume what the public wants -be creative	Housing		Affordability	
112	Housing affordability - how will grandchildren afford the area?	Housing		Affordability	
118	Homes on large lots deters affordable housing	Housing		Affordability	
124	g-restricted affordability - living in county	Housing		Affordability	
178	Work force and affordable housing	Housing		Affordability	
179	Concerned about high density affordable housing	Housing		Affordability	
199	Need affordable work force housing; more than just the advanced program; kids live here - can't do it; much of the workforce can't afford to live here	Housing		Affordability	
202	More work force housing - not advanced program, more sized; right to be affordable - not income restricted	Housing		Affordability	
225	Affordable housing for aging population	Housing		Affordability	
302	Affordable housing - real need	Housing		Affordability	
310	More affordable housing options, homeless, other populations	Housing		Affordability	
313	More affordable elderly housing options, help for seniors	Housing	People	Affordability	Seniors
330	Diversity of housing for people with different incomes	Housing		Affordability	
331	Diversity of housing - work force housing for teachers, senior citizens. Senior centers and social services.	Housing		Affordability	
364	Affordable housing so people can live here	Housing		Affordability	
365	Low density, affordable housing (townhouses vs hi rise apts)(small lot, low square feet, sf house)	Housing		Affordability	
415	Affordable housing for younger families or new professionals; affordable dwelling program needs help	Housing		Affordability	
461	Maintain variety of housing choices and affordability	Housing		Affordability	Diversity
479	Affordable housing - mix of housing/diversity of housing - government employees live where they work	Housing		Affordability	Diversity
567	Keep Loudoun affordable; housing; comparable to 20-30 mile radium	Housing		Affordability	
795	Affordable proximity to job	Housing		Affordability	
820	Innovative ideas for affordable housing	Housing		Affordability	
824	Ensure that we have work opportunities, affordable housing and recreation opportunities for young people. Affordable housing for young professionals	Housing	People	Affordability	Community Services
845	County is unaffordable for single household	Housing		Affordability	
849	Affordable housing - for first time home buyers; around metro, but throughout the county	Housing		Affordability	
855	Add affordable housing in towns (west)	Housing		Affordability	
861	Affordable housing - people should be allowed to rent rooms; allow under zoning ordinance	Housing		Affordability	
876	Add affordable units in smaller communities (west)	Housing		Affordability	
884	Need more affordable, accessible housing for seniors and citizens with disabilities	Housing	People	Affordability	Seniors
919	Affordable housing: more of it; housing prices - not enough affordable housing	Housing		Affordability	
945	More affordable senior housing	Housing		Affordability	Senior
996	Affordable housing, work force housing throughout County; fire/rescue; LCPS; government workers	Housing		Affordability	
1073	Need work force housing	Housing		Affordability	
1126	4 miles from Silver Line - affordable housing - Ryan Rd/Evergreen - needs widening	Housing	Transportation System	Affordability	Transit
1285	Housing affordability - keep our kids here	Housing		Affordability	
1291	Housing for workforce	Housing		Affordability	
1308	Support affordable housing options for younger residents (millennials cannot afford)	Housing	People	Affordability	Millenials

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1309	Ease regulations to permit construction of smaller, more affordable housing-more density	Housing		Affordability	
1324	Make more affordable housing available	Housing		Affordability	
1371	Loudoun has not done enough for workforce housing. Workers can not afford to live in the County. Connecting future Metro to employment.	Housing		Affordability	
1396	Provide housing for all income levels (including the elderly) affordable	Housing	People	Affordability	Diversity/Culture
1442	Provide affordability for housing/cost living/ability	Housing		Affordability	
1630	More affordable housing, single family. Loudoun County workers have to commute from WV	Housing		Affordability	
1772	Make sure developers provide housing options for all economic and age levels	Housing	People	Affordability	Diversity/Culture
1823	Availability of affordable housing	Housing		Affordability	
1834	Housing opportunities-affordable, in country, must have affordability, preserve ag/open space--farmers can transfer their knowledge and equipment to future farmers as needed	Housing	Environmental and Agriculture Heritage	Affordability	Conservation/Protection of Agriculture Heritage
1849	Affordable housing	Housing		Affordability	
1945	Work force and retirement housing in Western Loudoun County at affordable prices	Housing	People	Affordability	Seniors
1948	Need to make areas of county easily accessible to a diverse community; affordable to live in-especially Western Loudoun	Housing	People	Affordability	Seniors
1961	Availability of work force housing within county	Housing		Affordability	
1990	Affordability-particularly housing, blend of housing, retirees also need affordability, applied to the whole county	Housing	People	Affordability	Seniors
2084	Provide affordable housing for service sector jobs	Housing		Affordability	
2113	Need more affordable housing options county-wide, not just McMansions and Townhouses	Housing		Affordability	
2151	More decent affordable housing. Teachers, fire fighters, police can't afford to live in this county.	Housing		Affordability	
2175	affordable housing to ensure cultural diversity in Loudoun	Housing	People	Affordability	Diversity/Culture
2199	More affordable housing	Housing		Affordability	
2248	Affordable and accessible (commute times, good employment in co., affordable housing), a place that's welcoming to different backgrounds, age and socioeconomic.	Housing	People	Affordability	Socioeconomic
2254	Affordable housing for service industry markers.	Housing		Affordability	
2264	Emphasis on affordable housing	Housing		Affordability	
2266	Affordable housing must grow w/ new construction	Housing		Affordability	
2293	Preserve affordable housing around metro	Housing		Affordability	
2354	Adding more affordable housing-when developing in Eastern Loudoun	Housing		Affordability	
2396	More affordable housing (affordability issues in general-taxes as well, more property tax relief for seniors)	Housing		Affordability	
2400	Affordable housing-"out of control"-new construction "grandiose and expensive"-have builders required to build affordable housing	Housing		Affordability	
2450	Need affordable housing for the people who work here	Housing		Affordability	
2451	Affordable housing for teachers, police officers, firefighters etc.	Housing		Affordability	
2464	Need more affordable apartments, HOAs sometimes don't allow renting rooms	Housing		Affordability	
2483	Affordable housing, especially for seniors	Housing	People	Affordability	Seniors
2515	More affordable retirement housing-one level, not always multi-family (ranch style)	Housing		Affordability	Senior
2519	Integrated affordable retirement housing, multi-generational housing	Housing		Affordability	Senior
2522	Affordable housing for everyone	Housing		Affordability	
2545	Living wage/affordable housing so not forced to be 2 income households	Housing	Jobs and Businesses	Affordability	Quality Jobs
2570	Affordable housing for lower wage jobs, for teachers, etc.	Housing		Affordability	
2579	Need low income senior housing planned	Housing	People	Affordability	Seniors
2660	The county needs more affordable housing so that the teachers, police officers and other public servants can live and work in the same place.	Housing		Affordability	
2739	Focus on affordable housing and mixed use communities over market rate single family homes.	Housing		Affordability	
2797	Affordable housing	Housing		Affordability	
3153	We need affordable housing throughout the county. Teachers, police, and county staff should be able to afford to live here.	Housing	People	Affordability	Diversity/Culture

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3220	Provide more affordable and workforce housing throughout the County	Housing		Affordability	
3429	More Affordable housing for the elderly (60 ) in the Town of Leesburg	Housing		Affordability	Senior
100	Incentivizing developers different housing (prefers per unit type disincentive to create smaller units)	Housing		Diversity	
174	Would prefer smaller transition homes in developments	Housing		Diversity	
227	Housing needed for young children (millennials) and elderly	Housing		Diversity	
270	Diversify. More retirement communities.	Housing	People	Diversity	Seniors
353	Golf cart communities and golf course	Housing		Diversity	
362	Dense housing around transportation hubs	Housing		Diversity	
501	Looking for single family detached that is 1 story at 1100-2000 s.f.	Housing		Diversity	
530	Nice residential mix with expanded open space; less focus on winery and distilleries; family friendly	Housing		Diversity	
583	Housing around the metro to accommodate younger	Housing		Diversity	
1095	Need more options for communities	Housing		Diversity	
1153	Protect opportunities to purchase medium sized lots without HOA's	Housing		Diversity	
1293	Housing should accommodate all - seniors, millennials - integrated; so not segregated in all spots	Housing	People	Diversity	Diversity/Culture
1471	Bigger houses	Housing		Diversity	
1487	More town homes to save space	Housing		Diversity	
1488	Less apartments	Housing		Diversity	
1575	Where are families going to live? Need space for families	Housing		Diversity	
1611	Allow for more diversity of housing to meet income levels	Housing		Diversity	
1833	Monitor housing stock so that the mix meets needs of county	Housing		Diversity	
2038	Multifamily development is positive if clustered	Housing		Diversity	
2552	More styles/diversity of housing and communities	Housing		Diversity	
2680	Limit the number of townhouses which will help with traffic and schools	Housing		Diversity	
2691	Limit multiple townhouse building (stop rezoning to allow more house per acre) - relieving overcrowding in schools, reducing traffic congestion and demand on limited county resources. Slow growth.	Housing		Diversity	
2848	It would be helpful to have more affordable housing options for families in the various communities across Loudoun County. There is an assumption that because there are pockets of wealth that all Loudoun residents are without need. That is far from the truth and many residents need affordable and safe housing options for the growing communities in Loudoun. It would be helpful if the housing options were in a variety of places so communities and residents are not deemed as needy or poor but as neighbors within a community.	Housing		Diversity	
2880	Limit overcrowding in this county. More single family homes and less townhouses. Need more Sterling Park type houses that are more affordable and eliminate townhouses.	Housing		Diversity	
3250	Encourage more loft apartments in Historic Leesburg. School teachers are commuting from West Virginia because they cannot afford rents in Loudoun. Loft apartments upstairs from Leesburg businesses would add life to Leesburg and help our teachers.	Housing		Diversity	Affordability
3454	55 and older apartments. Senior community. Affordable! And not assisted living.	Housing	People	Diversity	Affordability
3495	Provide a mixture of housing types and sizes to enhance affordable and workforce housing opportunities for residents with different income levels.	Housing		Diversity	
3221	Provide for housing ownership around the Ashburn metro station instead of just rental options.	Housing		Diversity	
1382	More houses are not the solution as they are tax negative (single family homes)	Housing		Fiscal Impact	
1579	Housing cost money to taxpayers	Housing		Fiscal Impact	
2028	Housing is revenue-negative	Housing		Fiscal Impact	
2916	Stop building new houses, since they increase the tax burden for everyone who is already here - houses require more in services than they can ever pay in taxes. Agricultural uses are the most cost effective tax base, since the fields require no police, and no schools, and they provide open space and clean air to the county at no charge.	Housing	Environmental and Agriculture Heritage	Fiscal Impact	Conservation/Protection of Agriculture Heritage

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609	Doesn't have to live in an industrial park (lives in Ashburn Farm)	Housing		Miscellaneous	
856	Housing quality of life programs	Housing		Miscellaneous	
873	Build net zero housing - with help in Richmond	Housing		Miscellaneous	
1168	Consider possibility for residential	Housing		Miscellaneous	
1719	Slower residential growth should be provided for	Housing		Miscellaneous	
2027	Good area to develop home/housing. There is a need for more homes for people commuting from W. VA.	Housing		Miscellaneous	
182	Would like housing around 606	Housing	Built Environment	More housing	Opportunity areas
286	Loudoun County - needs more housing and transportation and jobs for development changes	Housing	Transportation System	More housing	Transportation Planning
1466	More houses	Housing		More housing	
2208	Housing waiting list is too long (ADU)	Housing		More housing	
2783	QUIT APPROVING RESIDENTIAL AREAS. There is way too much residential building in our county, especially in the eastern part of the County.	Housing		More housing	
2900	Stop building new homes. Especially expensive ones that no-one can afford.	Housing		More housing	
2920	Increase the supply of housing to reduce the exorbitant cost. We also need more housing choices. Townhouses with no back yard do not work for children.	Housing		More housing	Diversity
3137	Zone and encourage infrastructure to allow for single-family homes to propagate at a useful rate. Ashburn has turned into a people warehouse, full of town houses. Western Loudoun is more amenable to single family homes with yards of decent size, with plenty of trees remaining.	Housing		More housing	
3245	Minimize high density townhouse development. The additional costs for schools and community support exceed tax revenue. It also degrades the western Loudoun culture and environment. We human beings are not the only residents of Loudoun county.	Housing	Built Environment	More housing	Density / intensity
619	Control number of renters in Brambleton town center (too many renters) (cap number of renters)	Housing		Renters	
2465	Need "community housing"-room shares and boarding houses	Housing		Renters	
99	Retirement communities transition area	Housing		Senior	
194	50+ year olds - housing for - provide	Housing	People	Senior	Seniors
218	More senior living	Housing		Senior	
232	Promote vertical housing; higher density; possibly retirement housing (senior)	Housing		Senior	
371	More emphasis and building incentives on senior housing to keep families together	Housing		Senior	
424	No external differentiation for adult housing; do not cluster adult community	Housing	People	Senior	Diversity/Culture
972	Senior housing for County	Housing	People	Senior	Seniors
1059	Looking at aging in place for older residents; making sure that older residents want to stay because accessibility isn't hard to get around community	Housing	People	Senior	Seniors
1092	Need senior housing (one level)	Housing	People	Senior	Seniors
1542	No zoning that allows small scale homes for empty nesters	Housing		Senior	
1543	No age restricted housing in western Loudoun	Housing		Senior	
1897	Structure taxes so elderly can maintain and stay in their homes	Housing	People	Senior	Seniors
2171	More ADA-compliant housing; non-stairway homes	Housing	People	Senior	Community Services
2581	Don't bring in housing that brings more kids. Costly. Instead being age-restricted	Housing		Senior	
2829	We need assisted living / long term care facilities in the west.	Housing		Senior	

## PROMPT 2: How will we know when we've succeeded?

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No.	ID	PROMPT 2: How will we know when we've succeeded?	Primary Theme	Secondary Theme
25	LL_1_10_A	When smaller homes exist for more diverse people	Housing	
37	LL_1_13_A	See if we can do affordable housing policies similar to Tysons. Their's is very successful.	Housing	
53	LL_2_9_K	Seeing more affordable housing	Housing	
55	online	Less gap between cost of housing and seeing more economic diversity	Housing	People
137	online	housing/population stability	Housing	People
145	online	Apartments that are cheap and fit a lot of people.	Housing	
175	online	Opportunity to work for a variety can afford to live here	Housing	Jobs and Businesses
214	online	Affordability of housing	Housing	
245	online	Adequate affordable housing is available to all who need it. Currently housing for households below 50% area median income is a large unmet need. When we reduce this unmet need by increasing affordable housing options for this population, we will be showing progress.	Housing	
342	online	Prices on housing, land and utilities are reasonable, but people flow into the market with frequency. Power rates are low and contained.	Housing	
439	online	1) When people who work in the county are not forced to live outside of the county, which facilitates the traffic night mare we experience daily. 2) When private schools and home school families are encouraged, reducing the demand for additional government classrooms and reducing tax burden. Teachers, firefighters and police will see Loudoun County as a first choice place to work and be able to afford to live here.	Housing	Lifestyle
478	online	There will be marked bike lanes and drivers and bicyclists both will know how to safely share the road.  It won't take 16 minutes to turn from Braddock Road to Waxpool.  There will be green, open areas as well as developed areas	Housing	
532	online	when people are having nicer places to live and more things in their life.	Housing	
567	online	When there is always at least one affordable home available for persons over 55 at all times. If all the ADUs for people over 55 are sold and the waiting list is months or years long, we simply don't have enough supply.	Housing	
71	online	Continue to see diversification of communiity (age groups), housing and employment opportunities - live, work, play; preserve rural areas;provide services for all demographics	Housing	
239	online	Probably having growth in the number of younger adults living in the county. A multitude of housing choices that are not segregated by wealth. More transportation options being available than driving. Maybe areas that look more like cities or towns. Denser development.	Housing	People
431	online	When there are a mix of housing options mixed with all incomes. It can't just be a County of the wealthy and expensive homes.	Housing	
452	online	A larger number of housing options will exist. The median income should drop from the insane 100k+ level it is now - that impacts what everyone else can afford.	Housing	
213	online	Success will be seen in increased property values	Housing	

No.	ID	PROMPT 2: How will we know when we've succeeded?	Primary Theme	Secondary Theme
344	online	Stop building new homes! Focus on building the proper infrastructure: schools, shops, good eateries (not fast food), and entertainment. This will reduce traffic and improve the quality of life. It will reduce stress and the time needed to travel places. It will allow people the spend more quality time with their loved one and help families come together to spend quality time. I'm specifically talking about the greater South Riding area. I see a huge amount of development in Ashburn - but nothing close in the SR area. Hey - there are a LOT of people down here too.	Housing	Transportation
373	online	There is a healthy resale market (right now we are building new houses, but they are losing value right away, they can't re-sell). There are not overcapacity rds. I believe I saw somewhere that Evergreen Mills is 800% over capacity; yet there is a brand new development that will open there?	Housing	
440	online	When tax assessments do not increase.	Housing	
553	online	When the houses and population are equal	Housing	People
557	online	Save places and not let housing developments be built there	Housing	
569	online	when an equilibrium is accheived between population growth, employment and affordable housing.	Housing	Jobs and Businesses
215	online	Demand of housing	Housing	
565	online	When more young people move to Loudoun County to stay When less stories about car crashes are in the paper When less cars are on the road	Housing	Transportation

**PROMPT 3: What are the challenges or obstacles to realizing our vision or maximizing our opportunities?**

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31	LL_1_12_G	Affordable housing	Housing	
42	LL_2_9_J	Better address the housing needs	Housing	
68		Innovative idea for affordable housing	Housing	
174	Online	An increase in funding for affordable housing and an increase in County staff to implement new program will be needed. More funding dedicated to housing is the need and also the challenge.	Housing	
341	Online	Lack of affordable housing, limited facilities, transportation clogs	Housing	Transportation
381	Online	People don't like to build more housing in this County, but building more housing might be the only thing we can do to make things more affordable.	Housing	
496	Online	Building in Loudoun is expensive. We need incentives to be offered to developers to make developing affordable housing options profitable.	Housing	
511	Online	Financial impact and marketability of building lower cost housing within/near downtown Leesburg.	Housing	
187	Online	Demand for housing and growth, developers, money interests	Housing	
302	Online	People want to live in Loudoun, people want new houses. Let's balance that out to make sure that we have GREAT neighborhoods that have character, not tons of new neighborhoods.	Housing	Built Environment