

Low-Income Housing Tax Credit

The Low-Income Housing Tax Credit (LIHTC) provides a tax incentive to construct or rehabilitate affordable rental housing for low-income households by subsidizing the acquisition, construction, and rehabilitation of affordable rental housing. LIHTC serves low- and moderate-income families earning 60% of Area Median Income (AMI) or less.



Since the 1990s, the LIHTC program has supported the construction or rehabilitation of about 110,000 affordable rental units each year — about 2 million units in all since its inception.

How It Works

- The federal government issues tax credits to state governments.
- State housing agencies, like the Virginia Housing Development Authority, then award credits to private developers of affordable rental housing projects through a competitive process.
- Developers generally sell credits to private investors to obtain funding. Once the housing development is occupied by residents, investors can claim the LIHTC over a 10-year period. The housing remains affordable for 30 years.

Tax Credit Housing Units in Loudoun County

Loudoun County has over 20 apartment communities participating in the LIHTC program. The county supports LIHTC housing through its Affordable Multifamily Housing Loan Program and ability to create Affordable Housing Units (AHUs).

For More Information

View the latest Apartment Guide at loudoun.gov/apartmentguide for details on affordable and market-rate rental communities in Loudoun County. Contact a participating community directly for more information about income guidelines and rent amounts. Ask if there are any “tax credit units” available or ask about a wait list.

LIHTC Apartment Communities in Loudoun County

Ashburn

The Acclaim at Ashburn

Ashburn Meadows

The Grove at Flynn's Crossing

Brambleton / South Riding / Arcola

Abbey at South Riding

Shreveport Ridge

Stone Springs Apartments

The Woods at Brambleton

Leesburg

Evans Ridge Apartments

Leesburg Apartments

Potomac Station

Sterling

The Acclaim at Sterling

The Fields at Cascades

Heronview Apartments

Western Loudoun

Llewellyn Village Apartments

Main Street Commons

Maple Avenue Apartments

Purcellville East Apartments

The Cottages

Age Restricted

Cascades Village Apartments - Sterling

Levis Hill House - Middleburg

Madison House Apartments - Leesburg

William Watters House - Sterling

Wingler House - Ashburn

The Woods at Birchwood - Ashburn

Stone Springs



Potomac Station



Heronview



Wingler House

