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# Fellowship Square Announces New Affordable Senior Housing Development in Loudoun County

Architectural rendering

LOUDOUN COUNTY, VA. - Fellowship Square, in partnership with Wellington Community Partners, announced plans for a new affordable senior housing community that will provide 72 homes for older adults (55+) in Loudoun County.

The development represents an approximately $36 million investment in affordable housing in an area where the Loudoun County Board of Supervisors has recognized a significant need for additional affordable housing. The project will provide 64 one-bedroom and eight (8) two-bedroom apartments, along with community spaces, a fitness room, and an outdoor garden. In addition, Fellowship Square will provide onsite wellness programs and supportive services, as well as an affordable childcare facility serving approximately 60 children ranging from six weeks to five years.

“This project represents an important investment in the future of Loudoun County where older adults who have helped make this a prosperous community can continue to live and enjoy all that the County has to offer without having to move away from family and the places that they cherish,” said Christy Zeitz, CEO of Fellowship Square. “Affordable housing is essential for all of us, and most especially to seniors who live on a fixed income. This project continues our mission of creating communities where seniors live independently with dignity. We are proud to partner with Wellington Community Partners to bring this vision to life.”

# Dogwood Fellowship House

The project will provide affordable rental housing for seniors across a range of income levels. Eleven percent (11%) of the units will be reserved for households earning up to 30% of Area Median Income (AMI), 39% for households earning up to 50% AMI, and the remaining 50% for households earning up to 60% AMI. The development will also include 13 UFAS-accessible units, including two units specifically designed to accommodate residents with vision and hearing impairments.

The development is supported by a diverse public-private financing package, including $14 million in 9% Low-Income Housing Tax Credits allocated by Virginia Housing, $7 million from the Loudoun County Housing Trust Fund, $5.8 million in REACH and REACH Plus funding, a $5.4 million loan from Fellowship Square, and $2.6 million in taxable financing from Virginia Housing.

The project will be part of a larger master-planned community totaling 425 homes. The surrounding neighborhood will feature an extensive network of amenities and gathering spaces, including a pollinator meadow, clubhouse and pool, butterfly garden, playground, multigenerational recreation area, pocket parks, trails, and sidewalks connecting residents throughout the community.

Located directly across from One Loudoun, the development will give residents convenient access to nearby parks and trails as well as restaurants, shopping, entertainment, and other services and community amenities.

The five-story building will pursue National Green Building Standard Silver certification and is being designed to provide residents with a comfortable, secure, and welcoming environment. Building amenities will include secure access, a covered residential entrance, two centrally located elevators, community and meeting spaces, a leasing office, and professionally landscaped outdoor areas.

Each apartment will be designed to support comfortable, independent living and will include an in-unit washer and dryer, energy-efficient electric heat pump, electric cooking and hot water, microwave, cable and internet connections, window blinds, complimentary in-unit Wi-Fi, and durable flooring.

Construction is expected to be completed in late 2028 or early 2029, with the resident application and leasing process anticipated to begin as the development approaches completion.

“Affordable housing is about much more than the building itself; it’s about creating a place where people can be part of a community,” said Ben Miller, Principal with Wellington Community Partners. “This project will give seniors the opportunity to remain in Loudoun, close to the people, services and amenities that are part of their daily lives, in a community designed to help them live independently and stay connected.”

The development will provide seniors with limited incomes access to safe, high-quality affordable housing designed to support independent living, connection, and an active quality of life.

“This project demonstrates what is possible when nonprofit organizations, developers, local government, and public and private financing partners come together around a shared goal,” said Zeitz. “Our project will help ensure that affordable senior housing remains part of Loudoun County’s future.”

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# About Fellowship Square

Founded in 1960, Fellowship Square is a registered 501(c)(3) nonprofit organization and one of the leading local providers of affordable housing and supportive services for low-income older adults throughout the greater Washington, D.C., region. Through affordable housing, resident services, wellness programming, transportation, and community engagement, Fellowship Square empowers more than 850 older adults to live independently with dignity, purpose, and connection.

Fellowship Square owns 670 affordable housing units (240 jointly owned), supported primarily through HUD programs, ensuring residents pay no more than 30% of their income toward housing costs, including rent and a utility allowance. Many residents live on fixed incomes averaging approximately $16,591 annually. Guided by more than six decades of service, Fellowship Square remains committed to expanding access to affordable housing and life-enriching services that help older adults age with independence and security.

For more information about Fellowship Square's housing, volunteer opportunities, or ways to give, visit fellowshipsquare.org, call 703.860.2536, or email info@fellowshipsquare.org.

# About Wellington Community Partners

Wellington Community Partners is an affordable and mixed-income housing developer focused on Northern Virginia and the Washington metropolitan region. The firm develops and finances high-quality housing communities through public-private partnerships with local governments, housing agencies, nonprofit organizations, lenders, equity investors, and private development partners. Wellington is currently advancing a pipeline of 11 affordable housing communities representing approximately 988 homes and more than $450 million in total development costs.

Wellington specializes in complex developments that combine public and private resources, including Low-Income Housing Tax Credits, tax-exempt bonds, local housing funds, and other financing programs. The firm’s approach emphasizes thoughtful capitalization, strong partnerships, disciplined execution, and a long-term commitment to creating affordable housing that strengthens the communities it serves.

# Media Contact

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Rear architectural rendering

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