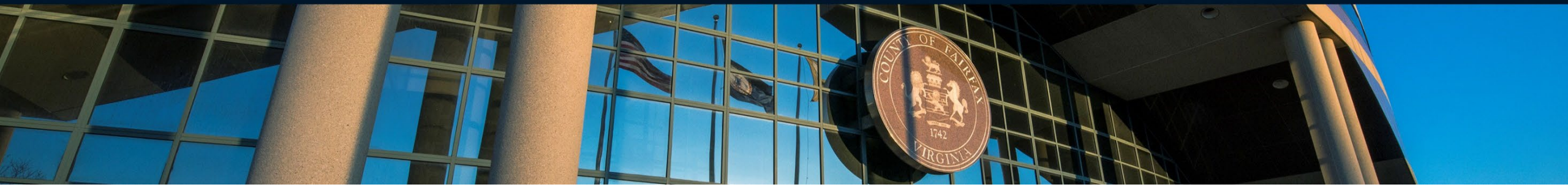
FAIRFAX COUNTY
VIRGINIA



Progress on Housing Initiatives and Development

Tom Fleetwood, Director, HCD
Anna Shapiro, Deputy Director, HCD

July 8, 2025

Today's Discussion

- Federal Housing Funding
- Homelessness response
- The Housing Continuum
- New Development and Preservation Update
- In Focus: Senior Housing
- Policy initiatives



Federal Housing Funding

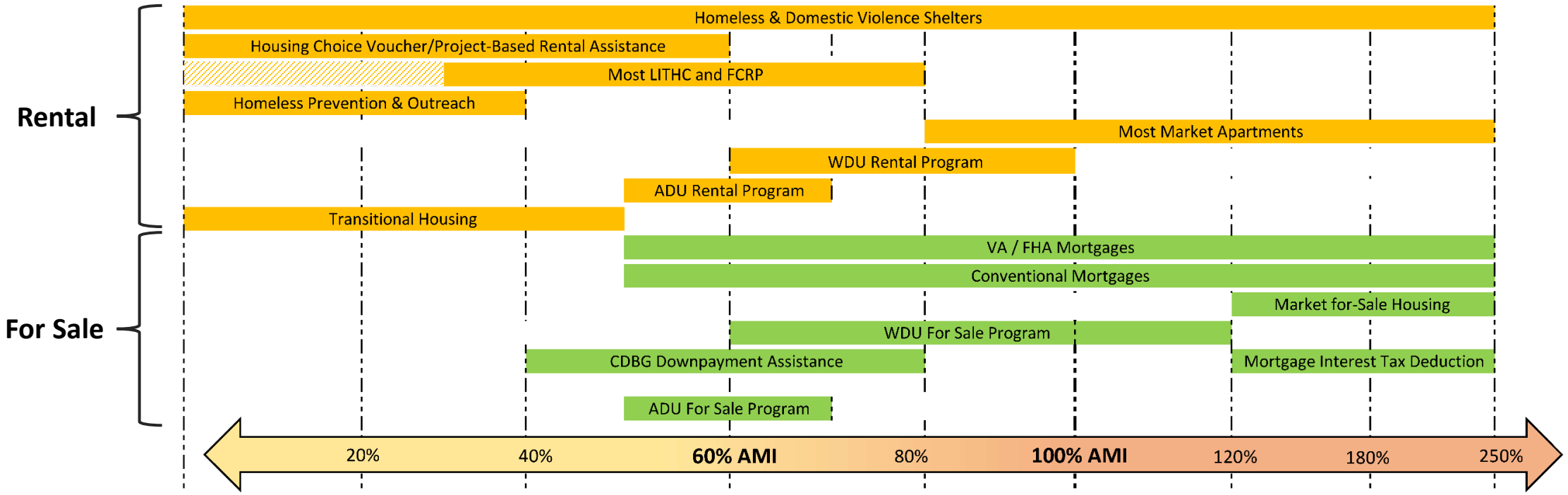
- **President's FFY 26 Budget:** Major reductions and fundamental structural changes to HUD rental and homeless assistance programs. HOME/CDBG proposed for elimination
- **FFY 26 Appropriations:** House and Senate committees will start publishing proposed numbers this month. Negotiations likely well into Fall.
- **Reconciliation:** Includes long sought improvements to the LIHTC program

Homelessness Response

Critical County efforts underway in response to homelessness:

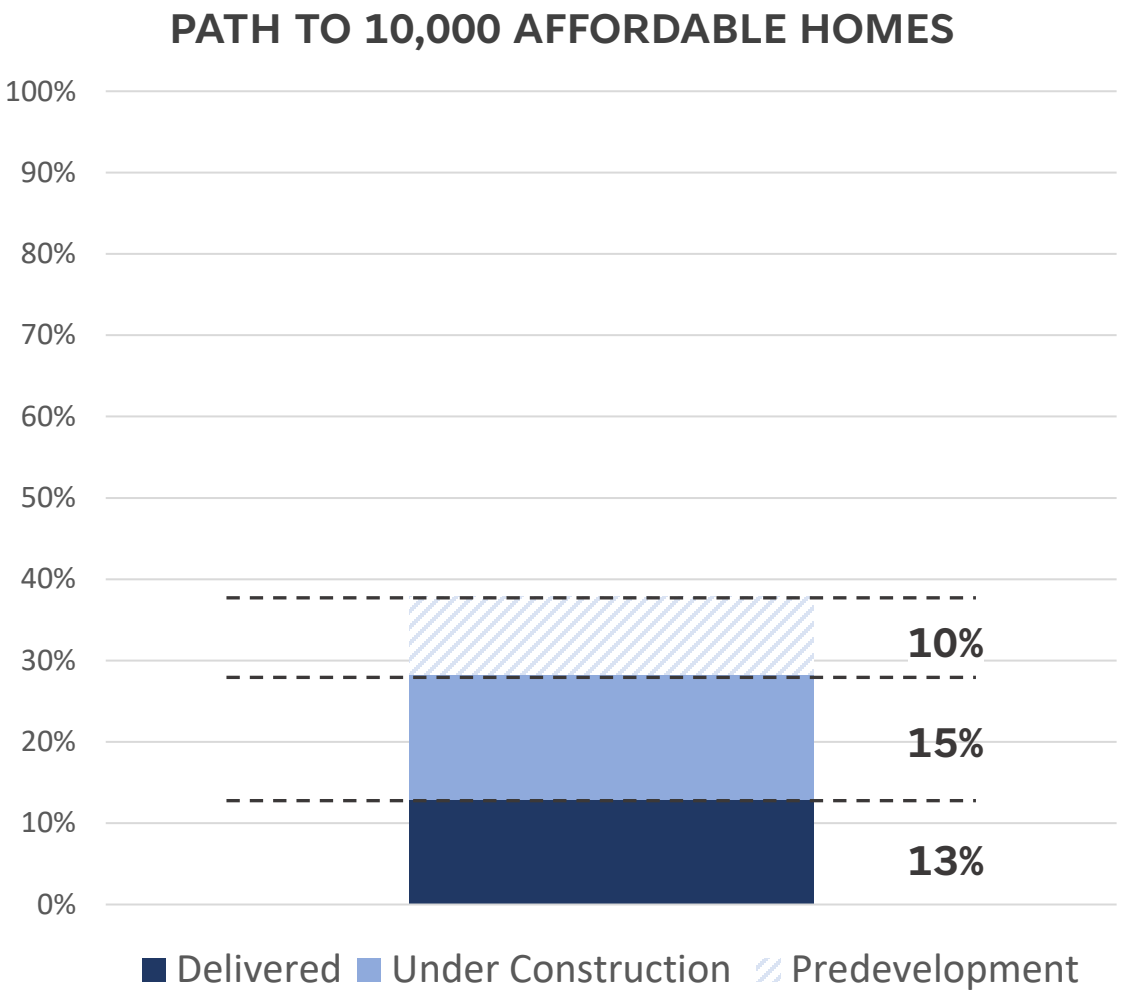
- New Fair Ridge Family Shelter opened April 2
- Additional capacity for single adults experiencing homelessness created at Embry Rucker shelter
- Replacement of Rucker and Eleanor Kennedy Shelters progressing
- Working to deliver new Permanent Supportive Housing units
- Startup of new State-funded Permanent Supportive Housing program; 300 new slots – leasing starting this month

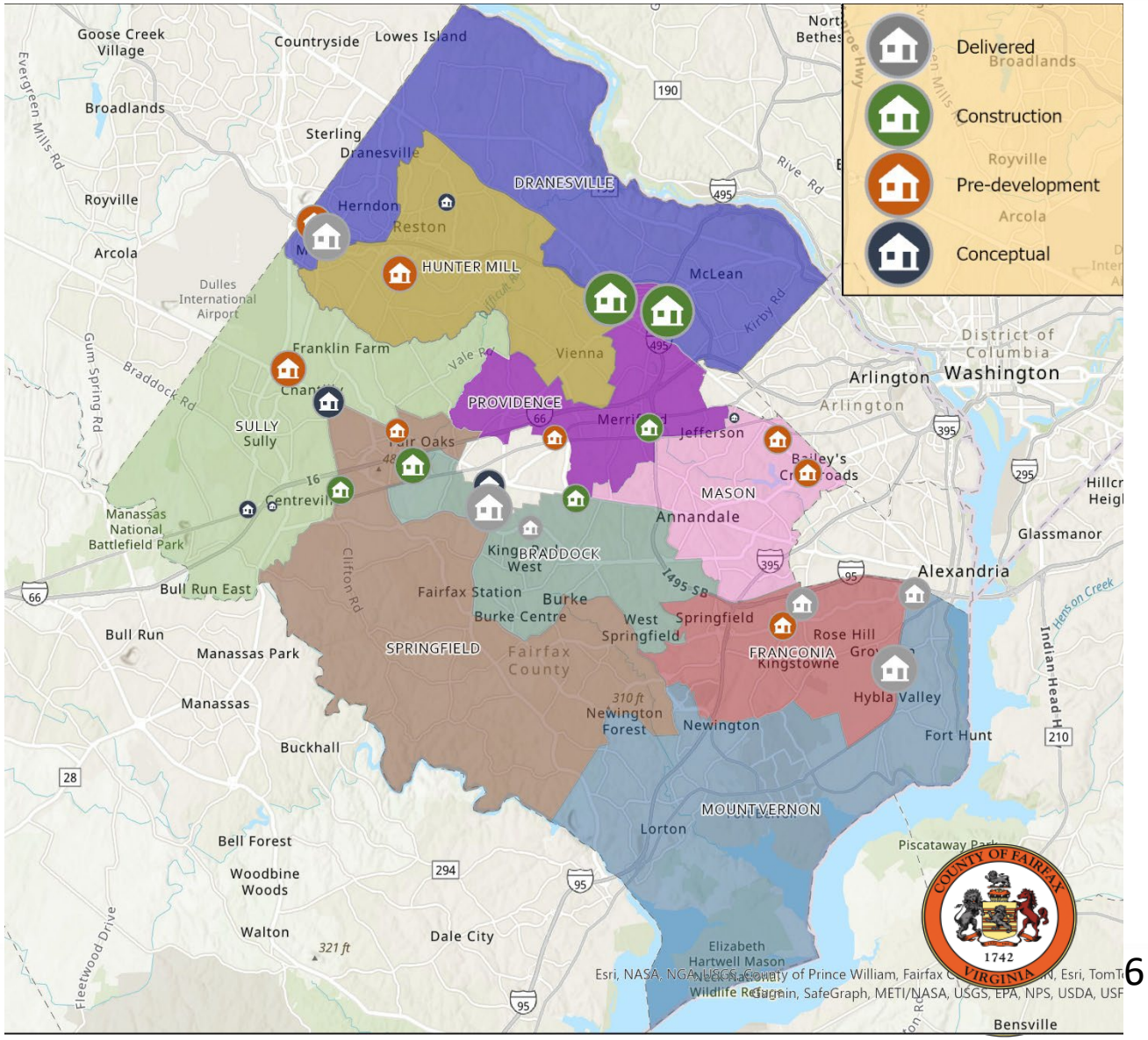
Fairfax County Housing Continuum



Family of 4	Median Annual Income	$32,800	$65,560	$98,340	$131,120	$163,900	$196,700
	ALICE Population			$122,072 (75% AMI)			
Family of 1	Median Annual Income	$23,000	$45,880	$68,800	$91,800	$114,700	$137,700
	ALICE Population		$51,068 (45% AMI)				

Progress Toward 10,000 Units Goal





In Focus: Senior Housing

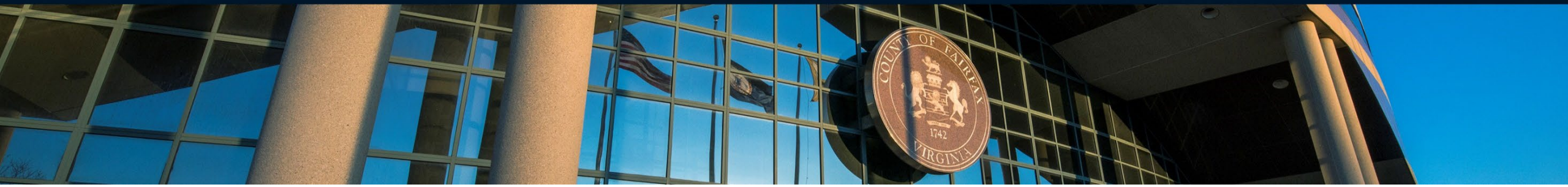
The FCRHA and our private partners are essential providers of affordable senior housing:

- The FCRHA currently owns/operates 505 units of affordable independent living for seniors, and 112 beds of licenses assisted living
- 2,955 units of affordable senior housing are owned/operated by private entities
- 413 new senior units delivered since 2020; *210 additional units under construction*
- Seniors who qualify for affordable housing often have lower incomes than working families; annual increases to fixed income do not track with AMI increases.
- The need for senior housing is growing; staff is updating our understanding of the needs of seniors

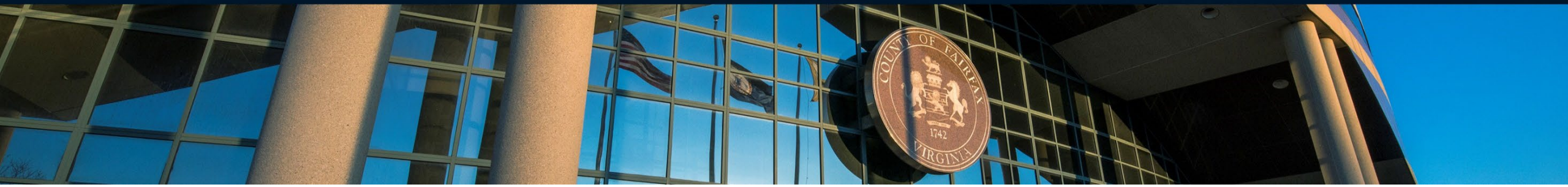
Looking Forward

- **Homeownership programs**
- **Tenant Relocation Guidelines:** Updated draft multifamily chapter
- **Manufactured Housing:** Draft Plan and Zoning Amendments, relocation guidelines to be presented at Land Use Committee





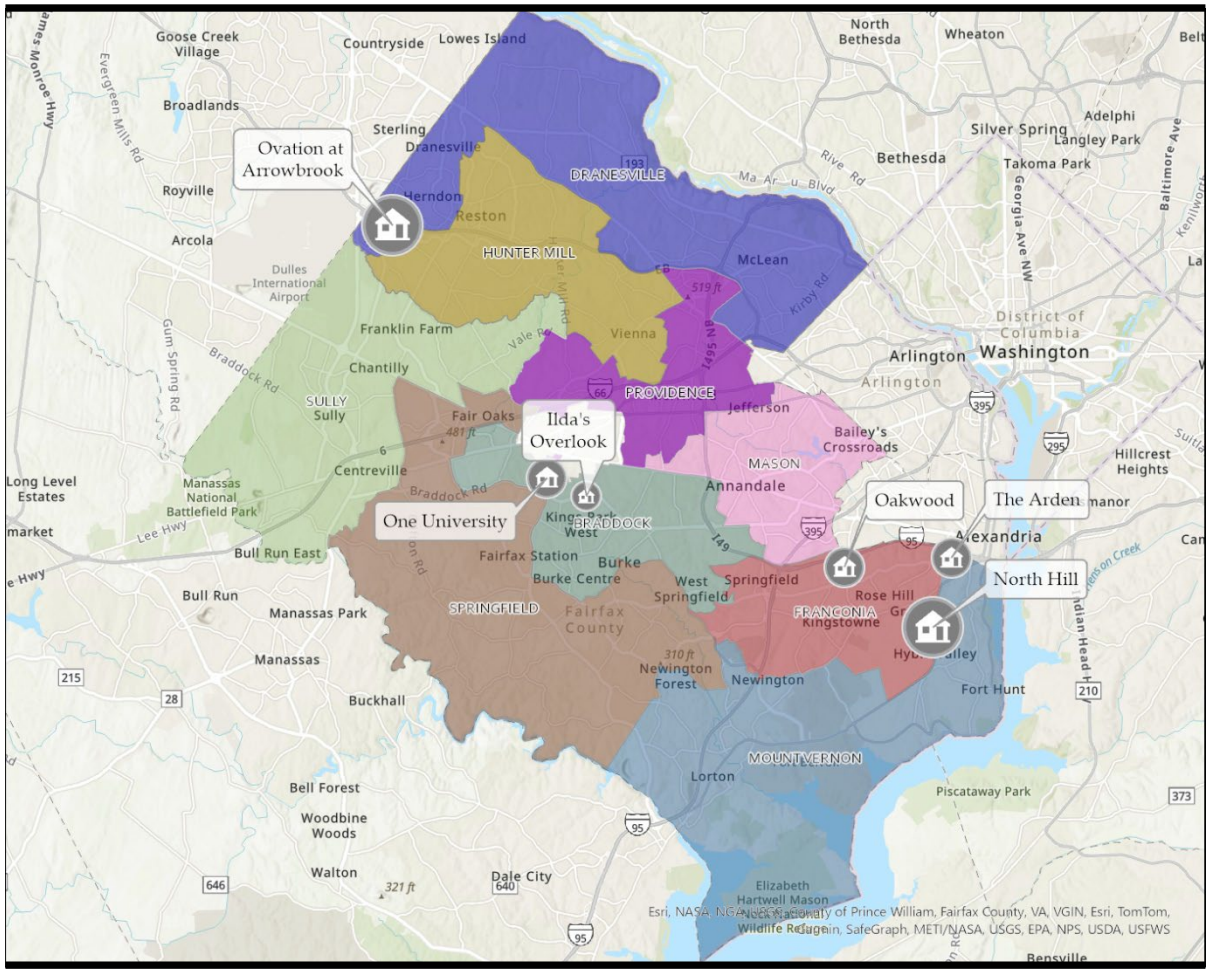
Questions/Comments



Appendix:
Project Pipeline

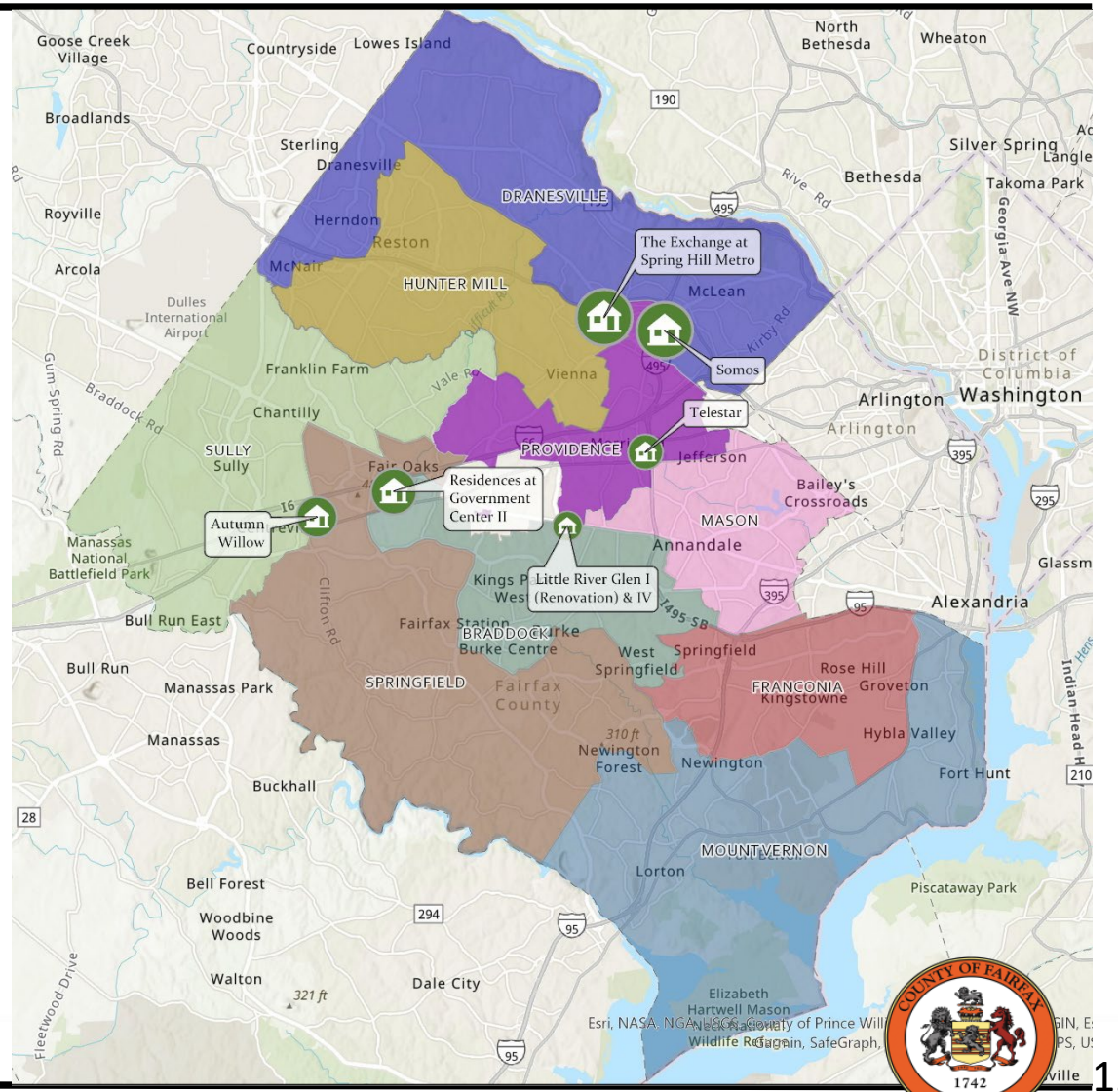
New Production and Preservation – Completed Since 2020

	District	Project Type	No. Units	Status
One University	Braddock	New - PPEA	240	Delivered
North Hill	Mount Vernon	New - PPEA	279	Delivered
Ilda's Overlook	Mount Vernon	New - PPEA	80	Delivered
Oakwood	Franconia	New - PPEA	150	Delivered
Ovation at Arrowbrook	Dranesville	New - Finance	274	Delivered
The Arden	Mount Vernon	New - Finance	126	Delivered
ADUs/WDUs Affordable at or below 60% AMI			76	Delivered
FCRHA Financed Scattered Site Units at or below 60% AMI			74	Delivered
TOTAL			**1,299**	



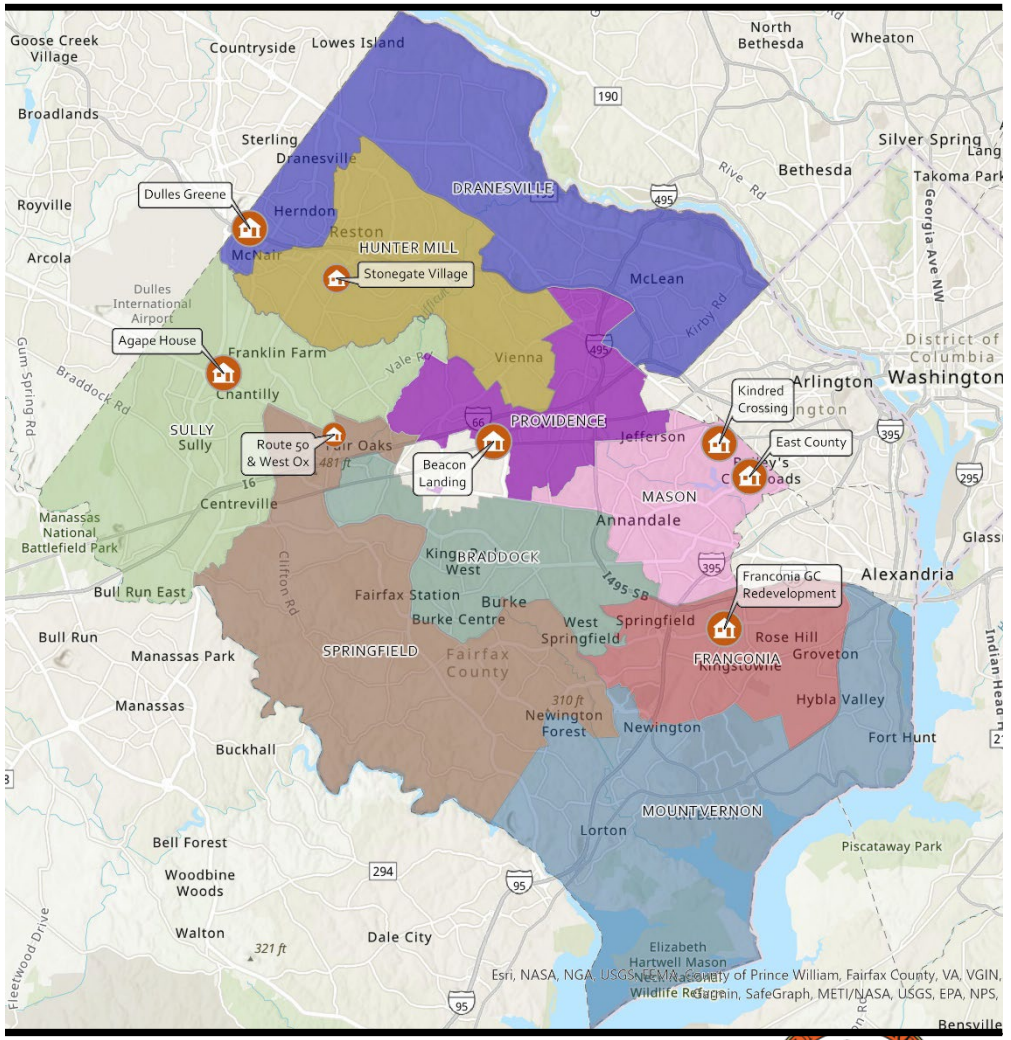
New Production and Preservation - Under Construction

Projects	District	Project Type	No. Units	Status
Telestar	Providence	New-Partnership	80	Completing – End 2026
Autumn Willow Senior	Springfield	New- PPEA	150	Completing – Summer 2025
Somos at McLean Metro	Providence	New Acquisition/ Finance	456	Completing – End 2026
The Exchange at Spring Hill Metro	Hunter Mill	New Acquisition/ Finance	516	Completing – End 2027
Residences at Government Center II	Braddock	New – PPEA	279	Completing – Early 2027
Little River Glen IV	Braddock	New - HCD	60	Completing – Early 2026
Little River Glen I Renovation	Braddock	Preservation	120	Completing – Early 2025
TOTAL NEW			**1,541**	



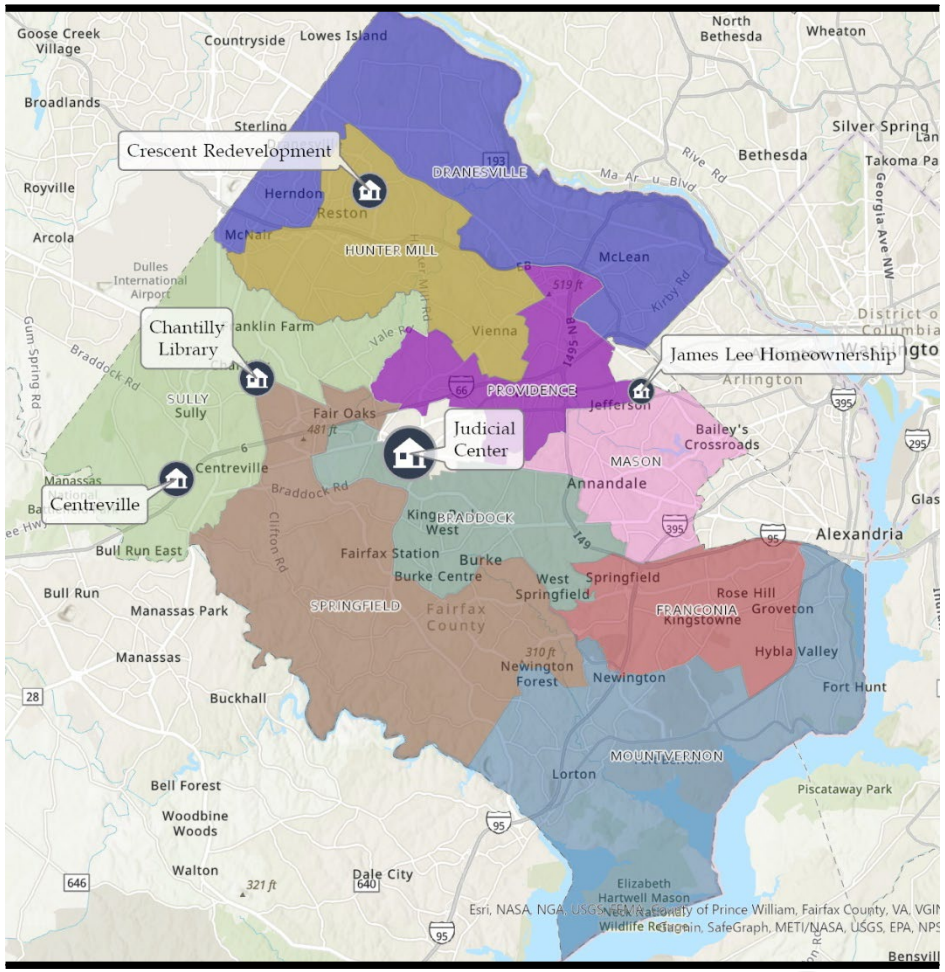
New Production and Preservation – Pre-Development

Projects	District	Project Type	No. Units	Status
Stonegate Village	Hunter Mill	Preservation	234	Financing in development
Franconia GC Redevelopment	Franconia	New-PPEA	120	Entitlement
West Ox/Route 50 PSH	Sully	New - PPEA	34	Entitlement
Kindred Crossing (at First Christian Church)	Mason	New – Financing	95	Financing in development
Beacon Landing PSH (Lamb Center)	Fairfax City	New – Financing	54	Financing in development
Agape House (Senior)	Sully	New – Financing	250	Financing in development
East County	Mason	New – PPEA	160	Solicitation Under Review
Dulles Greene	Dranesville	New - PPEA	250	Solicitation Under Review
TOTAL POTENTIAL NEW			**1,197**	



New Production and Preservation – Conceptual

Projects	District	Project Type	Estimated No. Units	Status
Centreville Library	Sully	New	TBD	Planning
James Lee Homeownership	Mason	New	2 - 12	Planning
Chantilly Library	Sully	New - PPEA	200	Planning
Centreville Park & Ride	Sully	New – PPEA	140	Planning
Judicial Center	Providence – Fairfax City	New - PPEA	250	Planning
Crescent Redevelopment	Hunter Mill	Preservation & New – PPEA	TBD	Planning



Affordable & Workforce Dwelling Units Since 2020

In total, 1,392 new units affordable to households earning up to 50 percent to 120 percent of AMI have been delivered since January 2020,in the ADU/WDU programs including...

- ***992 new rental units***
- ***400 new for-sale units***

Another **160 new units** are expected to be delivered within the upcoming months.

