Board of Supervisors Housing Committee
February 10, 2026

Summary of the Board of Supervisors' Housing Committee Meeting – July 8, 2025

On July 8, 2025, the Board of Supervisors' (Board) Housing Committee held a meeting in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. Members of the Board present for the meeting were: Supervisor Dalia Palchik, Committee Chairman; Supervisor Walter Alcorn; Supervisor James Bierman, Jr.; Supervisor Pat Herrity; Supervisor Andres Jimenez; Supervisor Rodney Lusk; Supervisor Kathy Smith; Supervisor James Walkinshaw. Also present were Bryan Hill, County Executive, and Christopher Leonard, Deputy County Executive.

Update on Federal Activity

Christopher Leonard, Deputy County Executive, reported to the Board that the County is analyzing the impacts of safety net program changes, particularly Medicaid and SNAP, following the passage of the federal budget reconciliation bill on July 3, 2025. Mr. Leonard anticipates there will be state-level changes that will require consideration and inclusion in the County's legislative package. County staff will maintain communication with the Board to keep them updated.

Progress on Housing Initiatives and Development

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD), provided an overview of HCD's progress since the Board's last Housing Committee meeting. Mr. Fleetwood noted that the Administration's Fiscal Year 2026 proposed federal budget included substantial reductions to the U.S. Department of Housing and Urban Development's (HUD) budget that could have an impact on rental assistance programs, homelessness programs, the HOME Investment Partnerships Program (HOME) and the Community Development Block Grant (CDBG) program. Improvements to the Low-Income Housing Tax Credit (LIHTC) program were included in the federal budget reconciliation legislation, including an increase in the 9% tax credit allocation to the states and a change to the requirement for the use of private activity bonds to access 4% credits. Mr. Fleetwood noted this could increase the capacity of the state's bond volume cap to support the LIHTC programs.

Regarding the County's homelessness response, Mr. Fleetwood announced that the new Fair Ridge Family Shelter opened on April 2, 2025, reducing the reliance on hotels and creating additional capacity to serve single adults experiencing homelessness at the Embry Rucker Community Shelter in the Hunter Mill District. Mr. Fleetwood stated that progress is also moving forward with the replacement of the Embry Rucker shelter and the Eleanor Kennedy shelter located in the Mount Vernon District. Additionally, staff continue to work to deliver new Permanent Supportive Housing (PSH) units as the Fairfax County Redevelopment and Housing Authority (FCRHA) has signed the Memorandum of Agreement with the Commonwealth of Virginia for the new state-funded PSH program allocating 300 PSH vouchers for those with severe mental illness.

Mr. Fleetwood also provided an update on HCD's progress toward the goal of creating 10,000 net new affordable homes by 2034. The FCRHA recently broke ground on the County's first office-to-residential repurposing with the Telestar Court development in the Providence District. Additionally, the Autumn Willow development is nearing completion and is expected to open soon, making available 150 new units of senior housing. Mr. Fleetwood further highlighted senior housing, noting the economic challenges many older adults face and the growing need for affordable housing. Staff will continue to work to understand the services needed by the County's senior population as related to housing.

Progress on Homeownership Initiatives

Callahan Seltzer, Director, Real Estate and Community Development Finance, HCD, and Gentry Alexander, Director, Homeownership, HCD, discussed HCD's homeownership programs. Ms. Seltzer shared a visual of the Fairfax County housing continuum, noting County administered homeownership programs and the corresponding income bands of program participants. [1] Mr. Alexander noted that over 1,600 households were supported between the County's Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU) portfolio with 84 new households added in FY 2025. Additionally, staff continue to improve process efficiency and the customer, developer, and lender experience.

Mr. Alexander also provided updates on the administration of Community Development Block Grant (CDBG) funds which can provide up to $10,000 in downpayment assistance for households earning up to 80% of the Area Median Income (AMI). Mr. Alexander noted that CDBG funds were used to assist 79 households in FY 2025. Through the Sponsoring Partnerships and Revitalizing Communities (SPARC) program, a partnership with Virginia Housing for first-time homebuyers, $16.9 million in mortgage capital was invested to support 43 households in FY 2025. Mr. Alexander also noted that the FCRHA entered a Memorandum of Understanding on June 20, 2025, with Virginia Housing for $7.5 million in Virgina REACH grant funds, targeting homeownership opportunities for low and moderate-income households. Ms. Seltzer highlighted HCD's efforts using non-County funds, noting the utilization of state and federal funds to further the department's homeownership mission.

Update to Tenant Relocation Guidelines

Gentry Alexander, Director, Homeownership, HCD, discussed the tenant relocation guidelines. He noted that the guidelines were established to provide safe and affordable replacement housing for County residents facing displacement, specific to certain projects that are either 1) owned, managed, or financed by the FCRHA, 2) subject to the

[1] Homeownership programs administered by HCD noted on the Fairfax County Housing Continuum include Affordable Dwelling Units (ADUs), Workforce Dwelling Units (WDUs), CDBG Downpayment Assistance, SPARC (VAH), and Housing Choice Voucher Homeownership Program.

Fairfax County Affordable Housing Preservation Policy, or 3) requiring Board of Supervisors approval via the land use process. Mr. Alexander further noted that while the guidelines align with the Federal Uniform Relocation Act (URA) and Virgina Housing guidelines, the proposed guidelines do not replace state and federal requirements.

Mr. Alexander noted the guidelines were developed within the context of the County's affordable housing goals, highlighting that they are specific to the County's local funding and programs. Notable updates to the current guidelines, last revised in 2012, include clarifying requirements, enhanced communication and benefits to residents, and clarification on County responsibilities and support to residents, owners and developers during the relocation process. Mr. Alexander shared a chart detailing the relocation process, beginning with the initial coordination and planning followed by the relocation from the property and tenant return. Mr. Alexander further noted the property owner's responsibilities, highlighting the aspects of tenant engagement and communication while also noting HCD's assistance during each phase of the relocation process. Mr. Alexander concluded his presentation with an update on stakeholder outreach, noting comprehensive outreach efforts are being utilized by staff. HCD plans to request the Board's approval of the revised County Relocation Guidelines in the fall.

STAFF:
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