Summary of the Board of Supervisors' Housing Committee Meeting – February 10, 2026

On February 10, 2026, 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 Rachna Sizemore Heizer, Committee Chairman; Board Chairman Jeffrey McKay; Supervisor Walter Alcorn; Supervisor James Bierman, Jr.; Supervisor Andres Jimenez; Supervisor Rodney Lusk; Supervisor Dalia Palchik; and Supervisor Kathy Smith. Also present were Bryan Hill, County Executive, and Christopher Leonard, Deputy County Executive.

Highlights of Housing Needs Assessment

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD), provided an overview of findings from a recently conducted Housing Needs Assessment. Mr. Fleetwood detailed the acute nature of housing affordability in Fairfax County, noting a healthy housing market for all income levels is essential to the County's continued economic success and affordability, particularly job creation and retention, and the success of low- and moderate-income families. Mr. Fleetwood noted that discounting the importance of the housing market challenges could lead to an out migration of people and jobs.

Mr. Fleetwood continued his presentation by noting that the County's homeownership and rental housing markets do not meet the needs of the local economy, especially for low- and moderate-income working families and young professionals, with homeownership effectively only accessible to those with very high incomes. Mr. Fleetwood shared a visual depicting the creation of approximately two new jobs in Fairfax County per new housing unit delivered between 2013 and 2023, demonstrating the effectiveness of the County's economic development strategies, in contrast to challenges in housing production.

Mr. Fleetwood further noted the critical market shortage of rental housing for households at or below 60% of the Area Median Income (AMI) other than those being delivered through the Board's investments and policies. The market is not and will not deliver for low- and moderate-income households, resulting in families becoming cost burdened while renting homes beyond their means. Mr. Fleetwood further discussed the County's rental market later in the presentation, stating that constrained supply and minimal production between 2013 and 2023 has contributed to higher rents. Mr. Fleetwood highlighted the disproportionate impact faced by lower-income households, noting a market deficit of 13,800 units affordable for households at or below 60% AMI which has resulted in lower-income renters competing for unaffordable units.

Regarding the County's homeownership market, Mr. Fleetwood stated the County is

experiencing a widening affordability gap for renters seeking to purchase a home as the median home price has tripled between 2010 and 2023. As such, homeownership is currently only affordable to households earning 140% or more of the AMI. Data was presented detailing the production and sale price of new homes in the County from 2021 through 2025, noting only 13% of produced units were affordable to families making less than 100% AMI, which were most likely a direct result of the Board's inclusionary housing policies. The graph also detailed that more than a third of all new homes, including every single-family detached home built in 2025, sold for over $1.1 million during that time. Mr. Fleetwood emphasized that purchasing a home in Fairfax County requires high upfront capital associated with down payment and closing costs, noting that low- and moderate-income families would have to save for roughly 15 years to have a competitive 20 percent down payment.

Mr. Fleetwood continued his presentation with an assessment of future housing needs, stating Fairfax County will need 41,000 to 95,000 new homes affordable across all income levels by 2035, an estimate broadly in line with the housing section of the County's Comprehensive Plan. He also noted that housing production must double across the County to reach the low estimate of 41,000 units. Mr. Fleetwood concluded his presentation by highlighting the discrepancy between housing production and Board approved rezonings, noting 20,000 new homes were permitted between 2014 and 2023, yet 96,000 units were approved by the Board for rezoning during the same period.

Progress on Housing Initiatives

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD), provided an overview of the progress towards 10,000 net new affordable housing units, noting that hundreds of units in the conceptual pipeline will help the County to reach nearly half of its goal. Mr. Fleetwood highlighted a visualization representing the variety of locations across the County where affordable housing is being developed and delivered.

Mr. Fleetwood continued the presentation with updates on affordable and workforce dwelling units, homeownership, market affordable housing, and the FCRHA's portfolio. With respect to Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs), 1,562 new units have been delivered since January 2020 and nearly $9 million contributed to the County's Housing Trust Fund. Mr. Fleetwood noted that 78 of the delivered units serve households at or below 60 percent AMI, highlighting progress in providing housing opportunities for middle-income households. Regarding homeownership, Mr. Fleetwood announced the anticipated Spring 2026 launch of the Fairfax REACH Homeownership Loan Program, a partnership with Virginia Housing that will deploy $7.5 million in funds to support new homeownership opportunities for moderate-income households. Regarding market affordable housing for households at or below 60 percent AMI, Mr. Fleetwood noted nearly 6,700 units can currently be found throughout the County. He cautioned that volatility in the rental market can result in fluctuations in rental rates, changing the affordability of market units on any given day. Mr. Fleetwood further highlighted the affordable housing supply included in the

FCRHA's portfolio, which includes 3,061 multifamily housing units across the county, 482 senior housing units, 112 licensed assisted living beds, 224 specialized units, and a manufactured housing community in the Mount Vernon District.

Jennifer Miller, Deputy County Executive, concluded the presentation by providing an update on progress made by the Interagency Housing Task Force in response to Chairman McKay's September 9, 2025, Board Matter. Ms. Miller noted an upcoming stakeholder survey which will seek input from County staff and members of the development community before a final report is provided to the Board in April 2026 and recommendations are presented at the May 2026 Board Housing Committee meeting.

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