FAIRFAX COUNTY
VIRGINIA



Board of Supervisors Housing Committee

Affordable Housing Initiatives Program

Tom Fleetwood, HCD Director

May 12, 2026

Today's Agenda

- County Housing Needs Assessment Released
- Homeownership Pilot Launch
- Development Tracker
- Building the Pipeline
- Inclusionary Housing Program Updates



Housing Needs Assessment Published on FCRHA.org



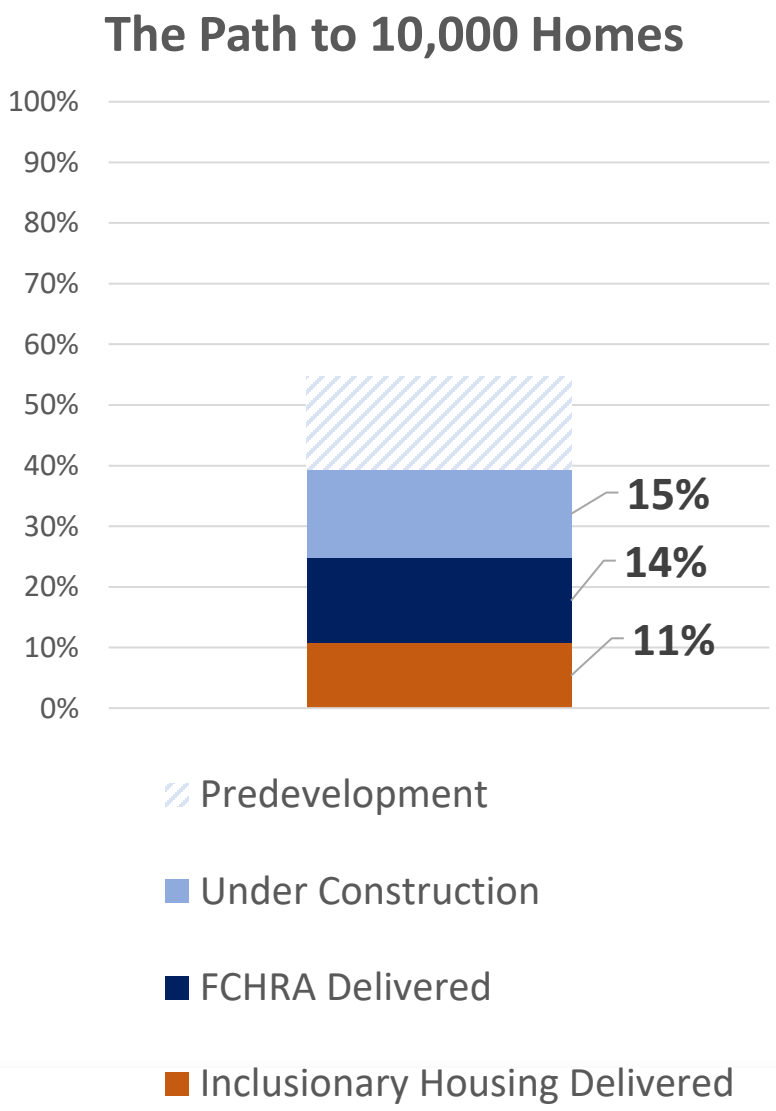
Newly Launched: First-Time Homebuyer Loan Pilot

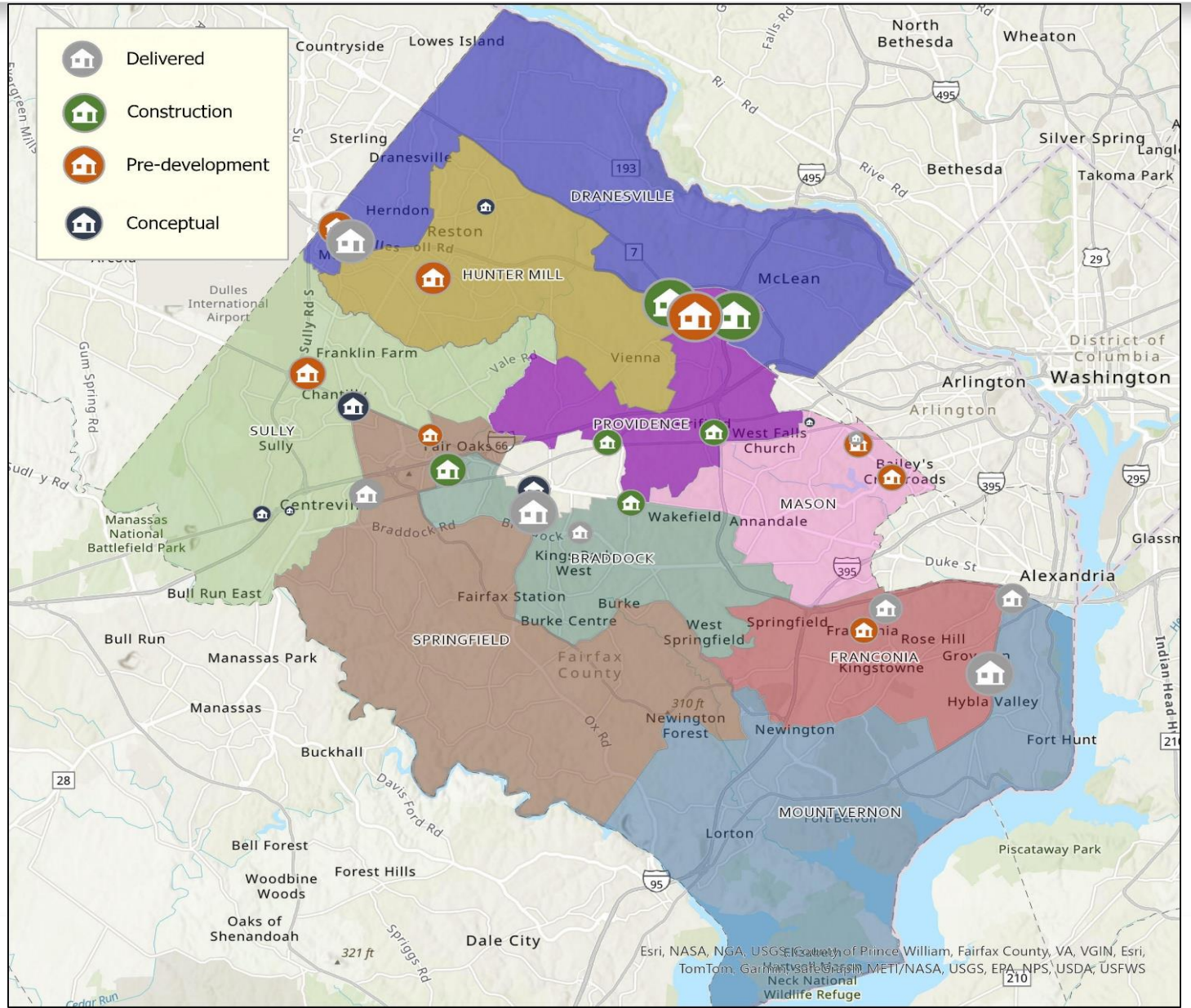
On April 14, FCRHA launched a pilot program with up to **$7.5 million** in new state funds available to support homeownership for **moderate-income households.**

Program Design:

- Up to $50,000 available to qualified households
- At or below 80% Area Median Income (AMI)
- Available for down payment assistance and allowable closing costs
- **Available through VH approved lenders while funds are available.**

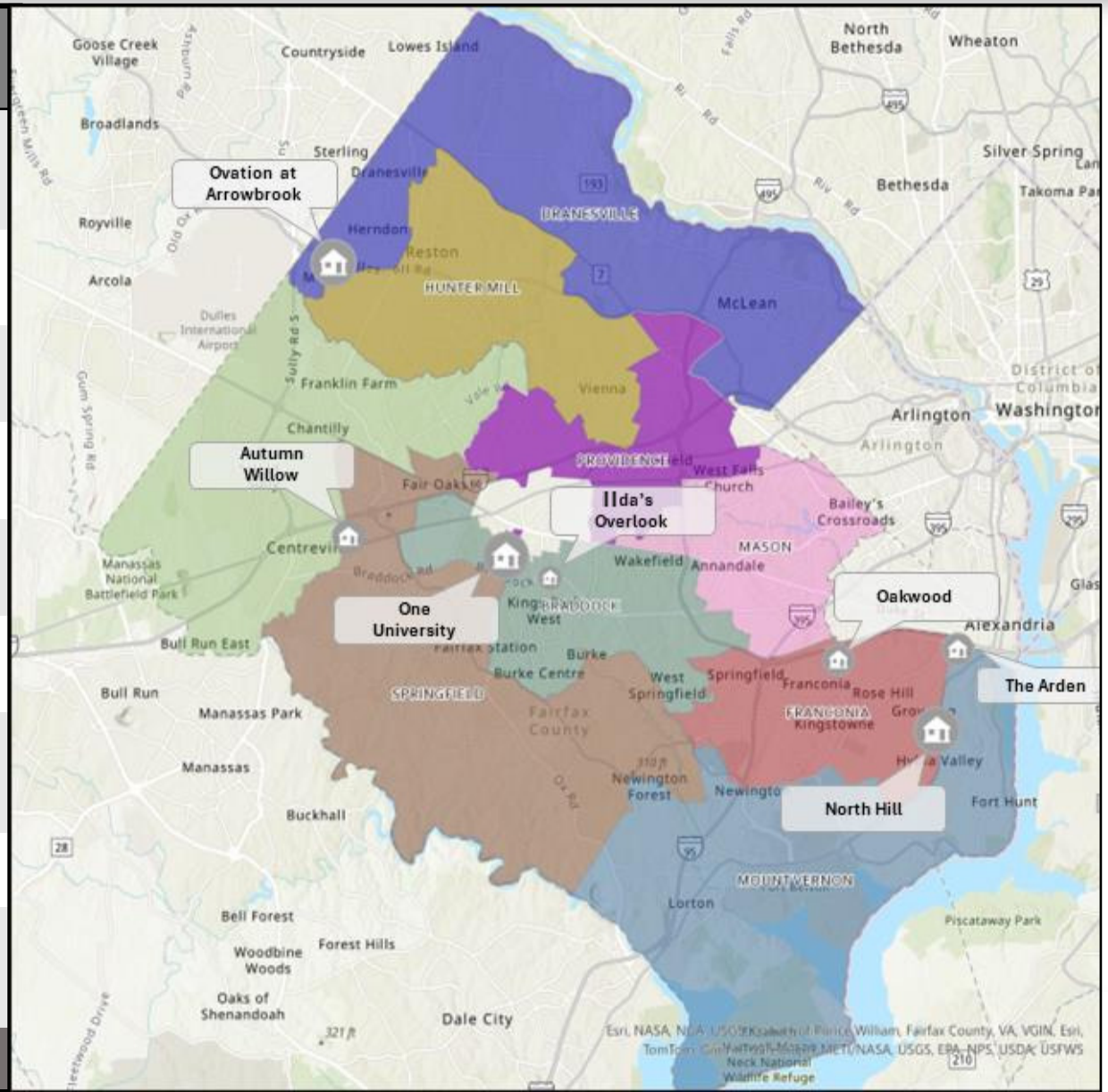
Housing Tracker as of May 2026





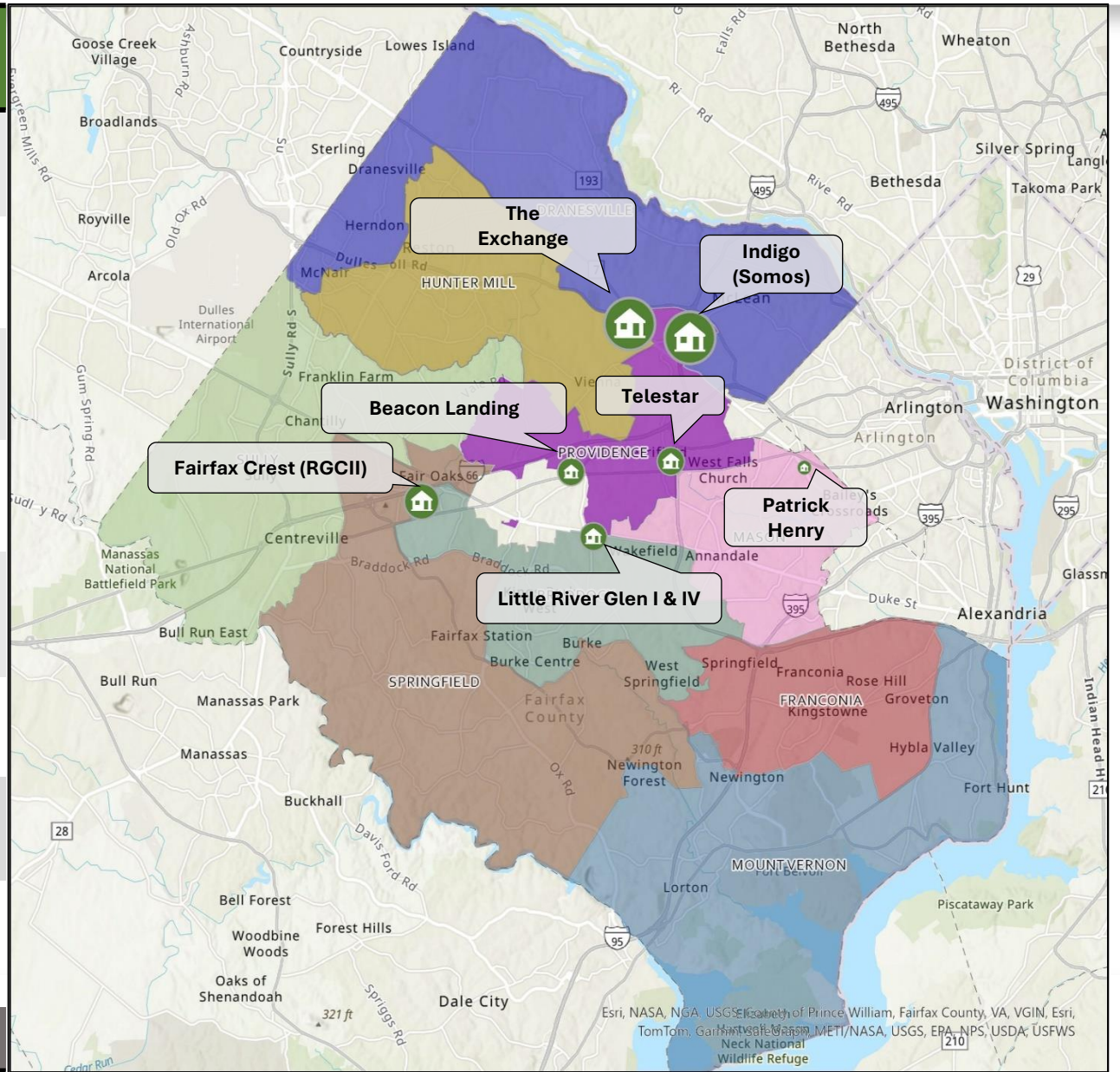
New Production and Preservation – Completed Since 2020

Projects	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
Autumn Willow	Springfield	New - PPEA	150	Delivered
ADUs/WDUs (80% AMI and below since 2020)			1,073	Delivered
FCRHA Financed Scattered Site Units at or below 60% AMI			81	Delivered
TOTAL			**2,453**	



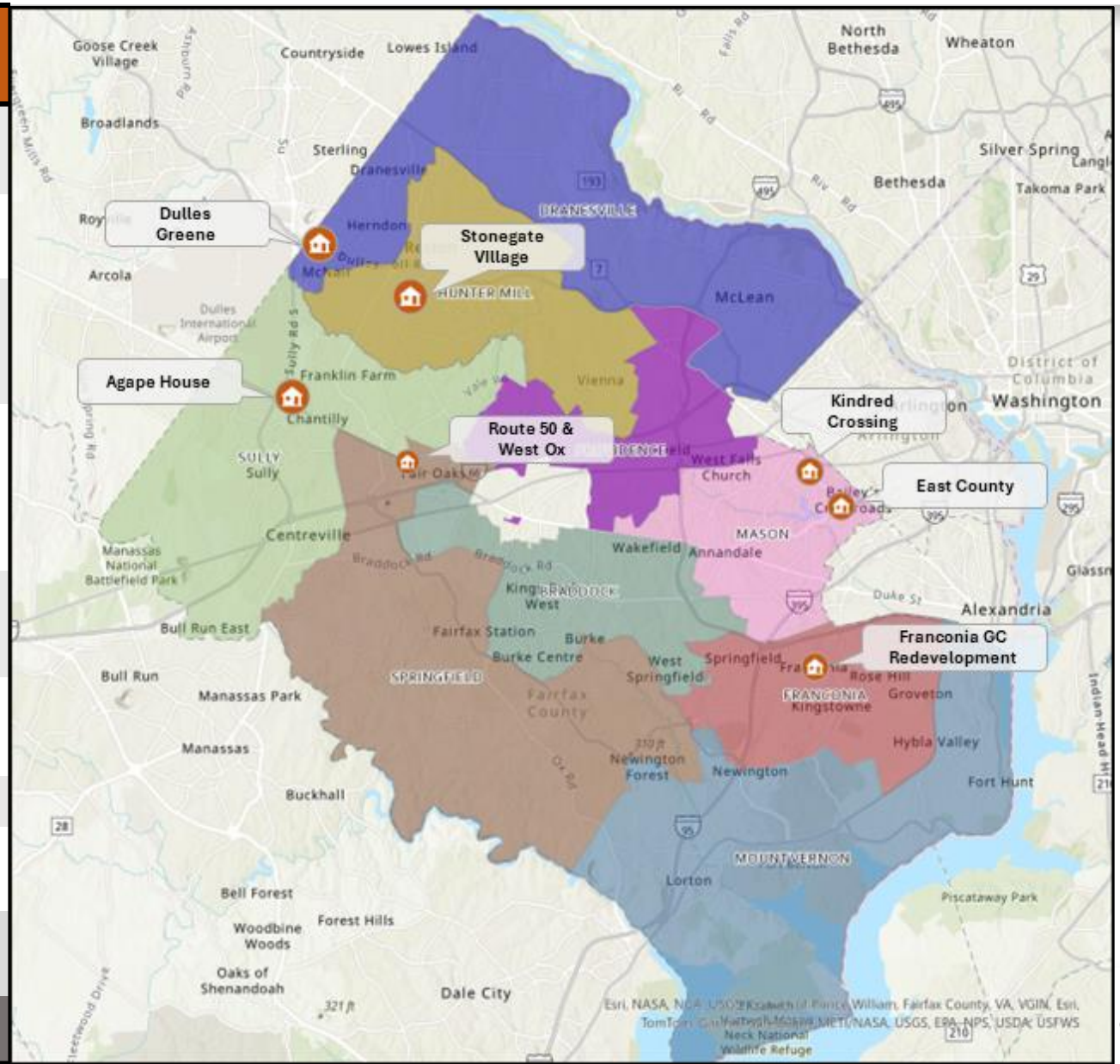
New Production and Preservation - Under Construction

Projects	District	Project Type	No. Units	Status
Telestar	Providence	New-Partnership	80	Completing – End 2026
Indigo (Somos)	Providence	New Acquisition/ Finance	456	Completing – End 2026
The Exchange	Hunter Mill	New Acquisition/ Finance	516	Completing - 2027
Fairfax Crest (RGCII)	Braddock	New – PPEA	279	Completing – End 2026
Patrick Henry Program (PSH)	Mason	Replacement – CIP Program	16	Completing – 2027
Little River Glen IV	Braddock	New - FCRHA	60	Completing – May 2026
Little River Glen I Renovation	Braddock	Preservation	120	Completing – July 2026
Beacon Landing PSH (Lamb Center)	Fairfax City	New – Financing	54	Completing – Early 2027
TOTAL POTENTIAL NEW			**1,461**	



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
Crescent Apartments	Hunter Mill	Preservation / New FCRHA	181	Solicitation Under Development
Kindred Crossing (at First Christian Church)	Mason	New – Financing	95	Financing in development
Agape House (Senior)	Sully	New – Financing	228	Financing in development
East County	Mason	New – PPEA	160	Entitlement
Dulles Greene	Dranesville	New – PPEA	250	Entitlement
Centreville Library	Sully	New – PPEA	170	Community Engagement
Chantilly Library	Sully	New – PPEA	TBD	Community Engagement
TOTAL POTENTIAL NEW			**1,204**	



Pipeline Phases

Acquisition
6 - 12 months

- Initial due diligence
- Appraisals
- Negotiate Purchase and Sale Agreement
- Feasibility Period
- Closing

Pre-Development
12 – 28 months

- Community engagement
- Due diligence studies
- Financial analysis
- Stakeholder engagement
- Zoning assessment
- Land transfer (for BOS owned land)
- Development partner selection
- Interim Agreement negotiation

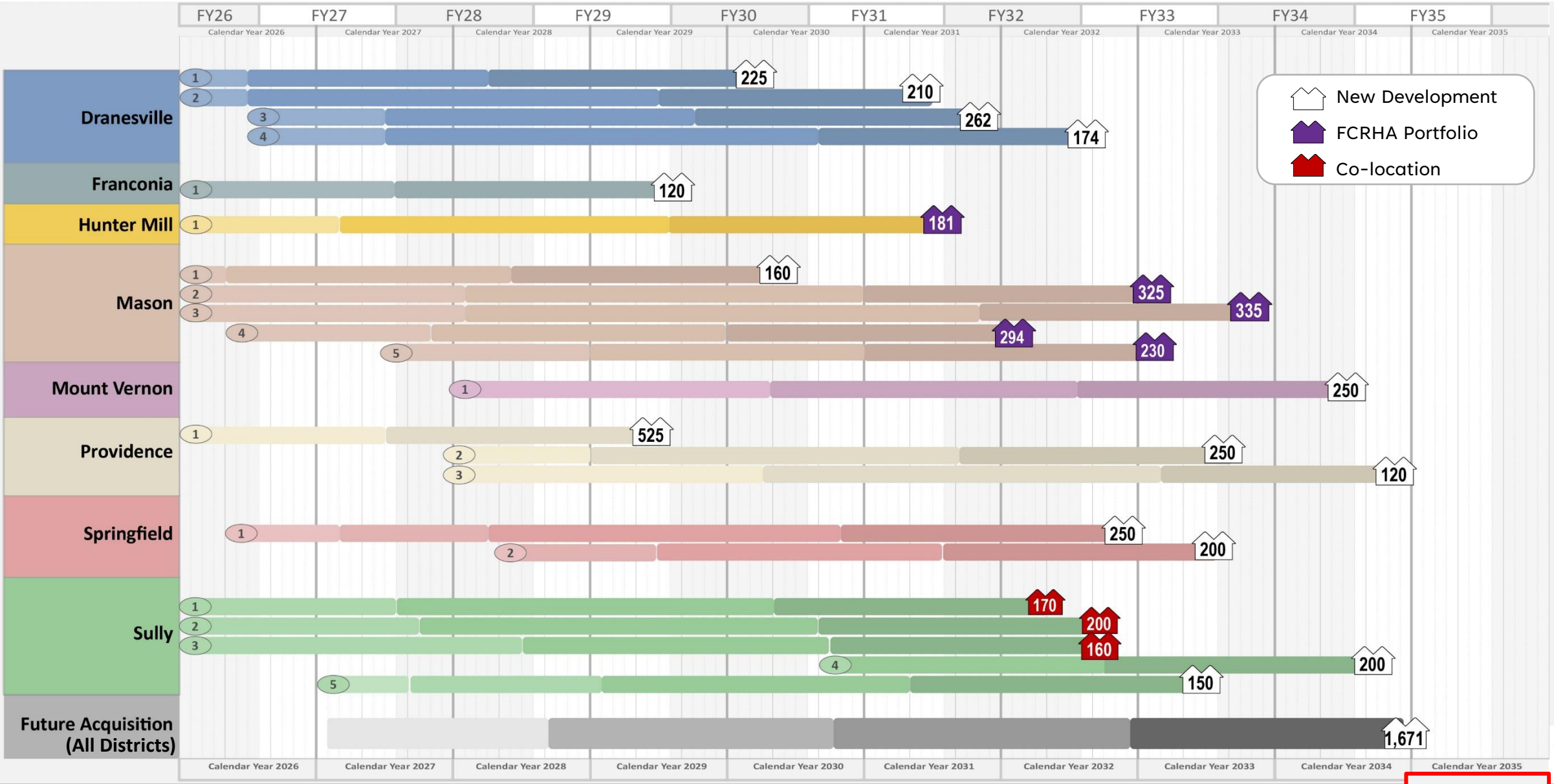
Permitting and Design
24 - 36 months

- Community engagement
- Comprehensive Plan & Zoning
- Comprehensive Agreement negotiation
- Building Permit approval
- Site Plan approval
- Financial closing

Construction
~ 24 months

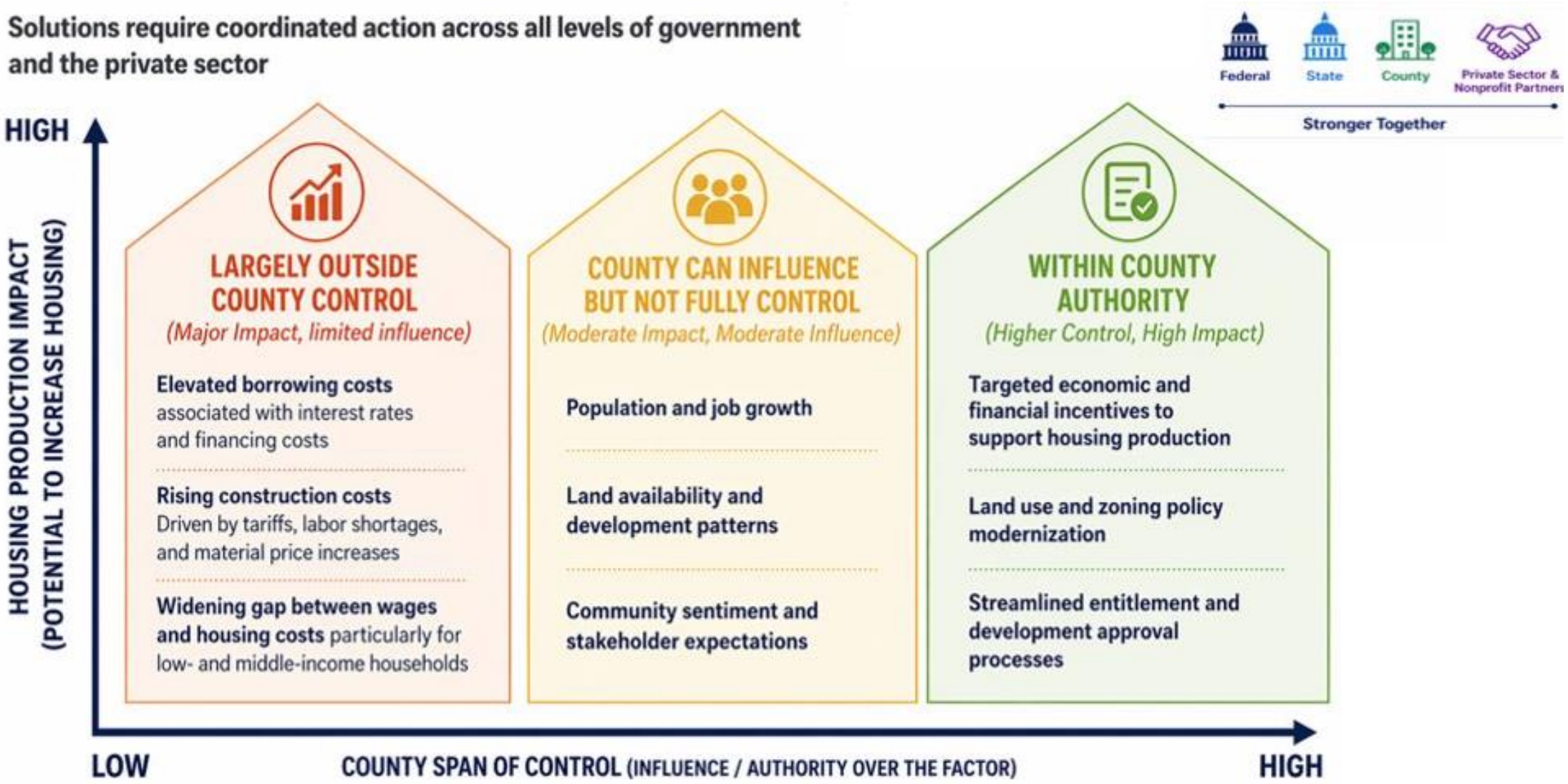
- Construct building(s)
- Inspections
- Obtain occupancy permits
- Marketing
- Tenant lease up and move in

New Unit Production – Active & Conceptual Pipeline



2,453 - Complete	1,445 - Under Construction	645	385	653	1,048	1,490	2,241	10,360

Pipeline Phases – Impacting Factors



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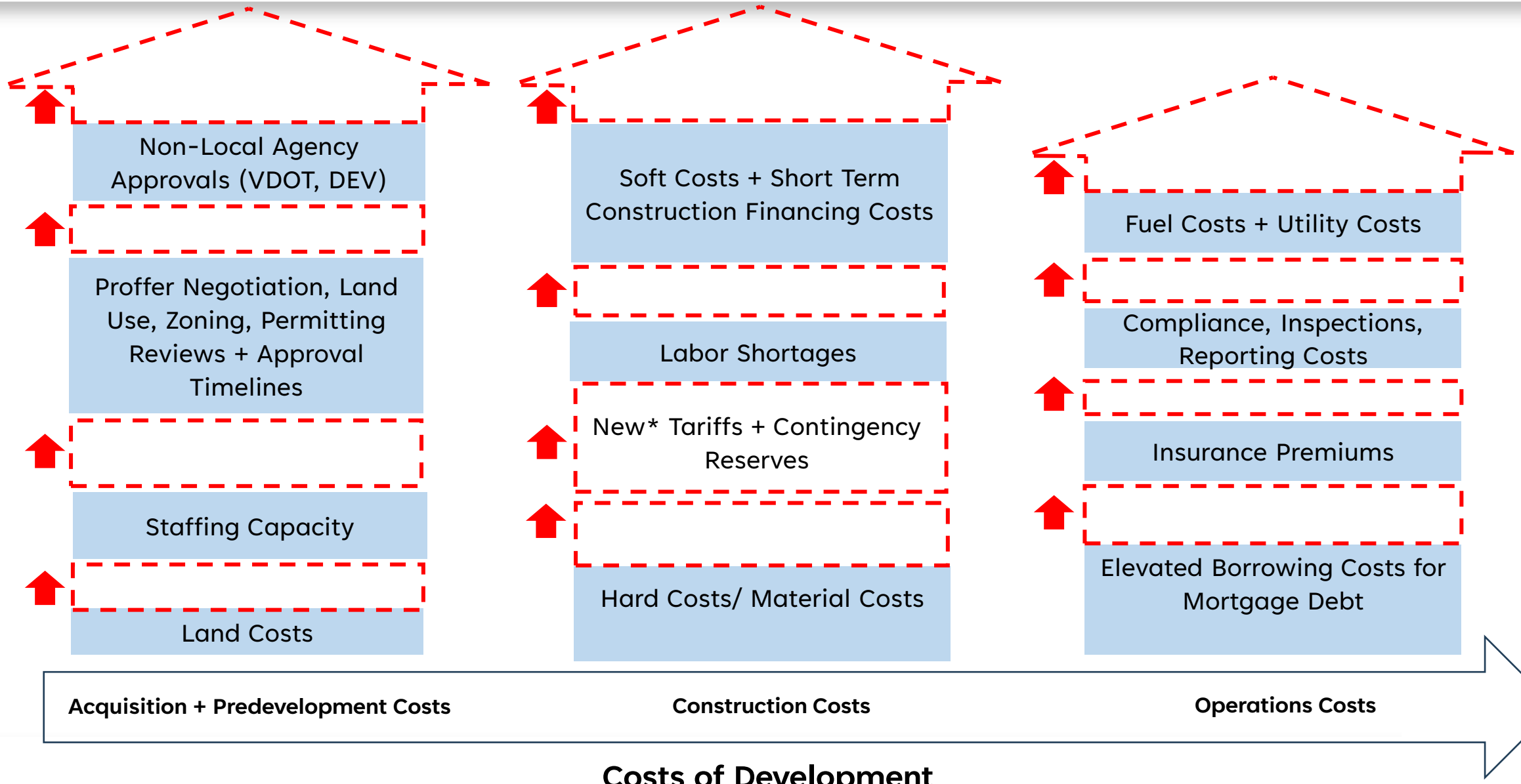


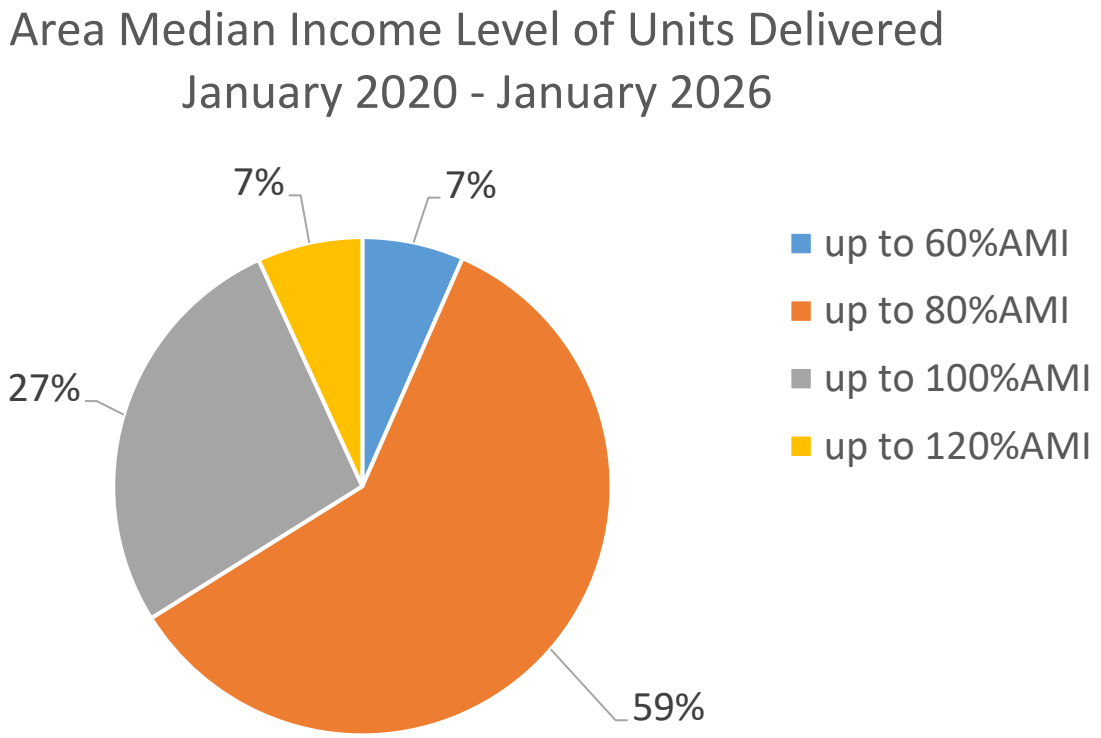
Inclusionary Housing Production & Housing Trust Fund

In total, 1,603 new ADU and WDU units have been delivered since January 2020, including:

- ***1,160 new rental units***
- ***443 new for-sale units***

In total, $8,845,511 has been contributed to the County's Housing Trust Funds since January 2020:

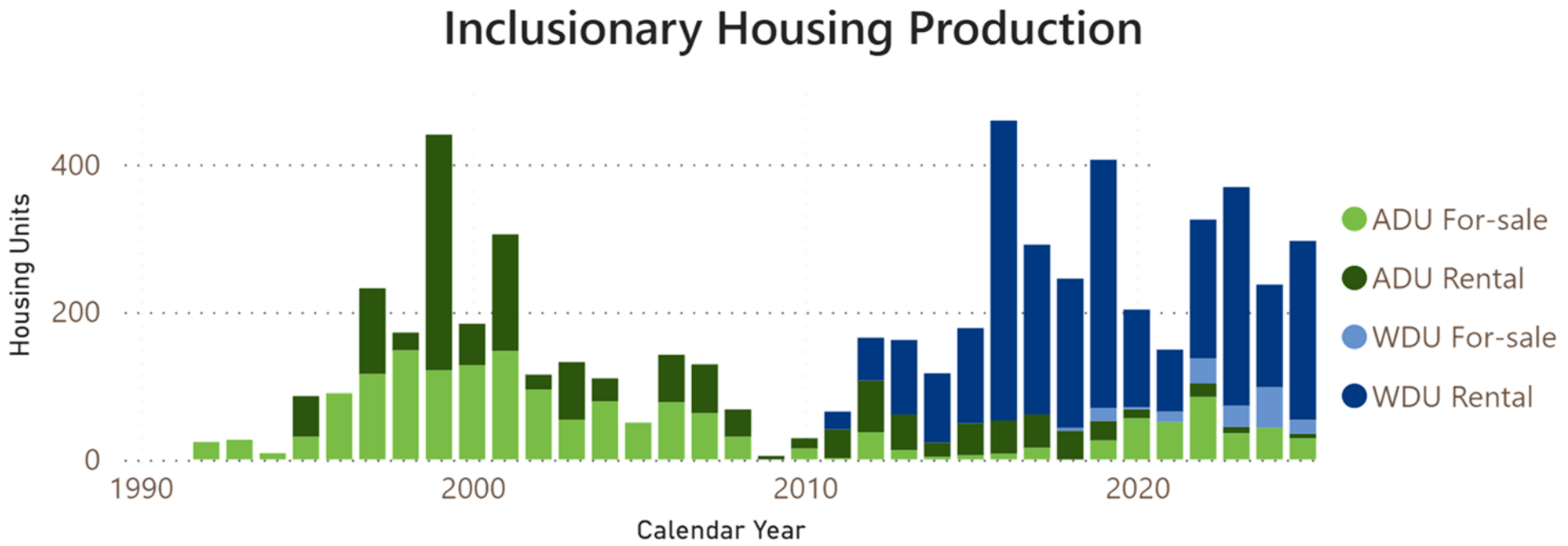
- ***$2,730,522 Countywide Fund***
- ***$1,321,837 CCF Fund***
- ***$4,793,152 Tysons Fund***



1,073 Inclusionary Housing units contribute to the production goal

*** Includes WDUs adjusted to 60% AMI due to an Opt-in to new program**

Inclusionary Housing Programs Alignment



Primary Concerns:

1. WDUs out-producing ADUs and ADU production waning
2. Complicated and unpredictable calculation
3. Calibrating pricing + incentives with current market

Next Steps:

- Partnering with DPD to evaluating options to address concerns.
- White paper to Board with recommendations for updating the program



Questions/Comments