Town Council
Regular Meeting
Agenda Item 6.b.

Agenda Item: **Resolution 26-G-16 to establish interim policy guidance to support and expand affordable housing opportunities**

Meeting Date: March 24, 2026

Category: General

Prepared by: Lisa Gilleran, Director of Community Development, David Stromberg, Zoning Administrator

Description:
The attached resolution establishes interim policy to support and expand affordable housing opportunities prior to the adoption of the future 2050 Comprehensive Plan.

Background/Timing Impact:
On February 17, 2026, the Town Council and Planning Commission held a joint work session at which time the Town's housing consultant, TPMA, presented findings and recommendations from the Town of Herndon Housing Study Final Report dated February 2026. The report included several recommendations regarding housing needs and potential actions that the Town can take to expand and protect housing affordability.

Staff recommends that the Town Council establish an interim policy towards supporting and expanding affordable housing opportunities within the Town. While the future 2050 Comprehensive Plan will establish policies on housing needs, diversification, and affordability, the 2050 Comprehensive Plan project will take approximately two years to complete. Interim policies will allow the staff to move forward with efforts to support and expand affordable housing policies in the interim. The attached resolution provides the necessary interim policies, including exploration of a partnership with Fairfax County Redevelopment and Housing Authority (FCRHA), employment of interim policies for the establishment of affordable units that mirror FCRHA's standards and policies, and explicit encouragement of housing and mixed-use proposals that provide affordable units as well as diversity in housing options.

Timing Impact:
As explained in the resolution, this interim policy is proposed to advance affordable housing and diverse housing opportunities within the town, while the new Town of Herndon Comprehensive Plan is being developed and adopted. The new comprehensive plan will include a more robust detailed housing policy designed to secure a diversity of housing options, including affordable housing, but the comprehensive plan project is anticipated to take approximately two years to complete.

The proposed resolution becomes effective on the date of its adoption and sunsets upon the adoption of the future 2050 Comprehensive Plan.

Strategic Focus Area:
Environmental and Economic Sustainability

Fiscal Impact:
Known Cost: The contract with the housing consultants,TPMA, is a two-phase agreement. Phase one, the Town of Herndon Housing Study Final Report, has been completed. Phase two provides consulting services to assist staff in drafting land use and zoning implementation language consistent with the Affordable Housing Plan, including alignment with Fairfax County Redevelopment and Housing Authority (FCRHA) policies. The cost of phase two is $23,176, which has been previously allocated and encumbered.

Contingent Administrative Cost: If affordable units are created prior to the establishment of an MOU with the FCRHA, the Town would be responsible for administering those units. The cost would depend on the number of units created and the length of time between unit creation and MOU execution. Staff will pursue the MOU expeditiously to minimize this exposure.

Ongoing Enforcement Cost: Based on preliminary discussions with Fairfax County, the County is open to an MOU for unit administration but anticipates that the Town would retain enforcement responsibility. The cost of this enforcement function is currently unknown. Staff will develop a clearer understanding of scope and resource requirements through the MOU negotiation process and will report back to Council accordingly.

Legal Impact:
This Resolution provides specific legislative intent for Affordable Housing.

Staff Recommendation/Next Steps:
Staff recommends adoption of the resolution.

Attachments:
1. Resolution (proposed)