Town Council And Planning Commission
Joint Work Session
Agenda Item 2.b.

Agenda Item: **Housing Study Update**

Meeting Date: February 17, 2026

Category: Discussion

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

Description:
The town's housing consultants, TPMA, will present a summary of their findings, as found in the final draft of their Town of Herndon Housing Study. Key topics will include community input, data analysis, findings and recommendations.

Background/Timing Impact:
In March 2025, the Town contracted with TPMA to perform a two-phase housing plan for the town. Phase One, the subject of this discussion item, consists of an analysis of the town's current housing status, costs and future needs, and recommendations for meeting current and future needs. Phase Two, anticipated to commence later this spring, will begin the implementation process, including development of policies and zoning language to implement changes to meet the community's affordable and market rate housing needs.

Timing Impact:
This item represents the completion of the first phase of the housing plan. The second phase will consist of analysis of the existing code, drafting of zoning text amendments and policies, and possibly the development of a MOU with the Fairfax County Redevelopment and Housing Authority. Completion of the second phase is anticipated to take approximately 12 months, although some elements may be completed at various times within that 12-month time span.

Strategic Focus Area:
Secure and Interconnected Community
Environmental and Economic Sustainability

Fiscal Impact:
As a discussion item, there is no recommended action at this time and no immediate fiscal impact. Funding for both the first and second phase of this project has been allocated.

Legal Impact:
The State Code provides specific language regarding a jurisdiction's ability to mandate and administer affordable housing programs. To ensure conformity with the State Code and to provide a robust housing program within the town, the draft Housing Study recommends establishing a partnership with Fairfax County Redevelopment and Housing Authority.

Staff Recommendation/Next Steps:
As this is a discussion item, no actions are recommended. During Phase Two of the project, proposed zoning text amendments and policy changes will require action by both the Planning Commission and Town Council.

Attachments:
1. Town of Herndon Housing Study Draft
2. Public Survey Results
3. Presentation