



Board of Supervisors Housing Committee

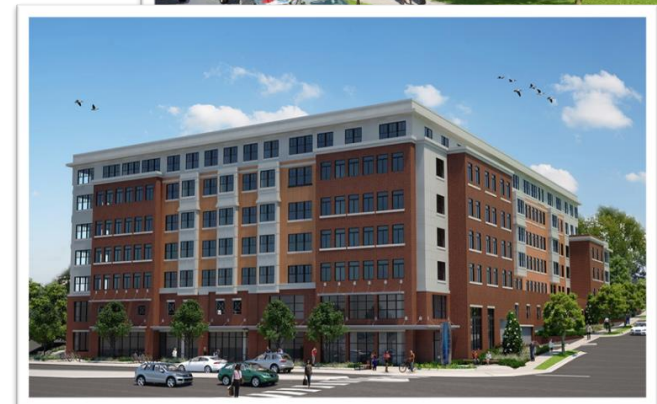
Affordable Housing Initiatives Program

Tom Fleetwood, HCD Director

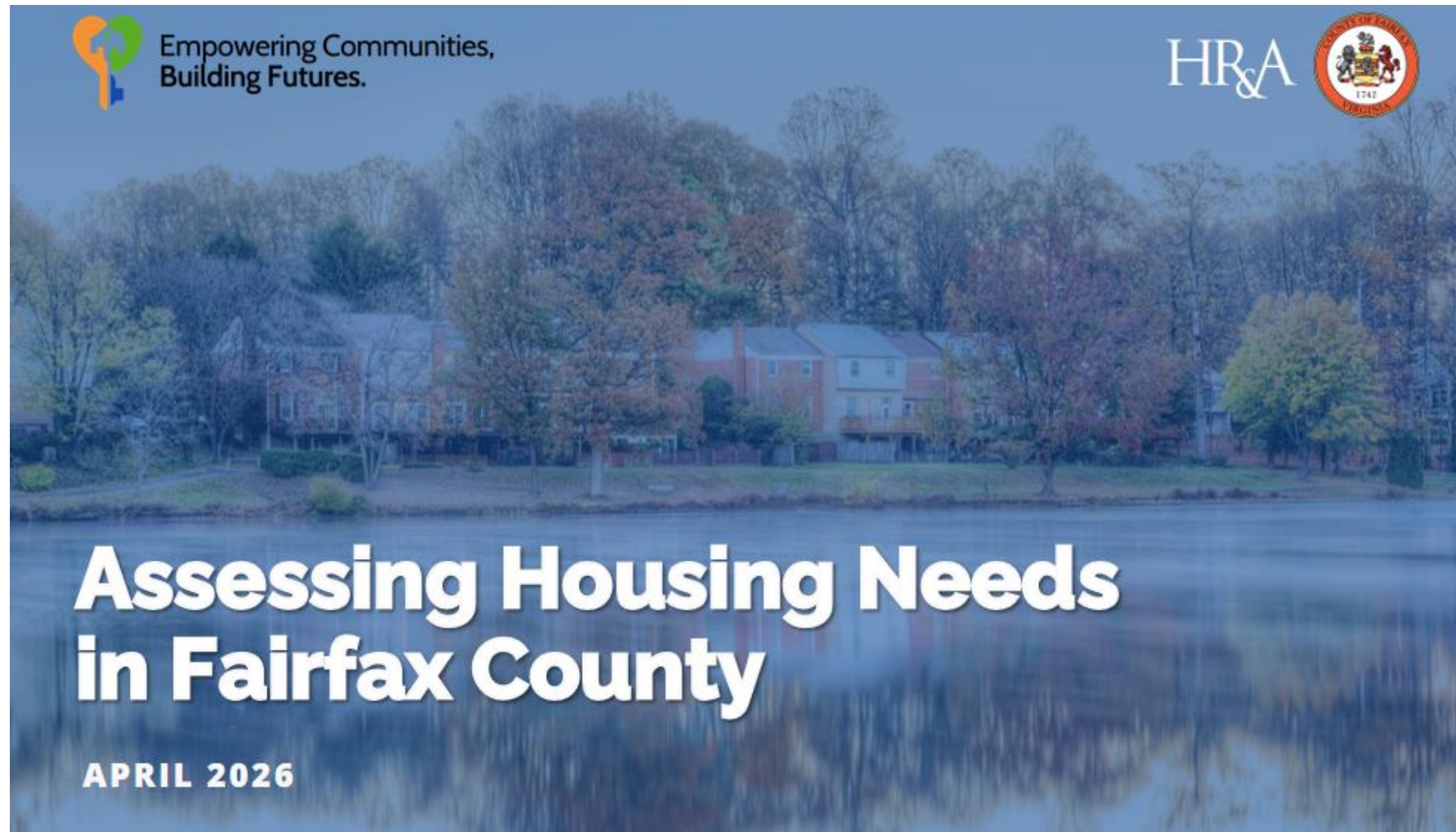
May 12, 2026

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**.

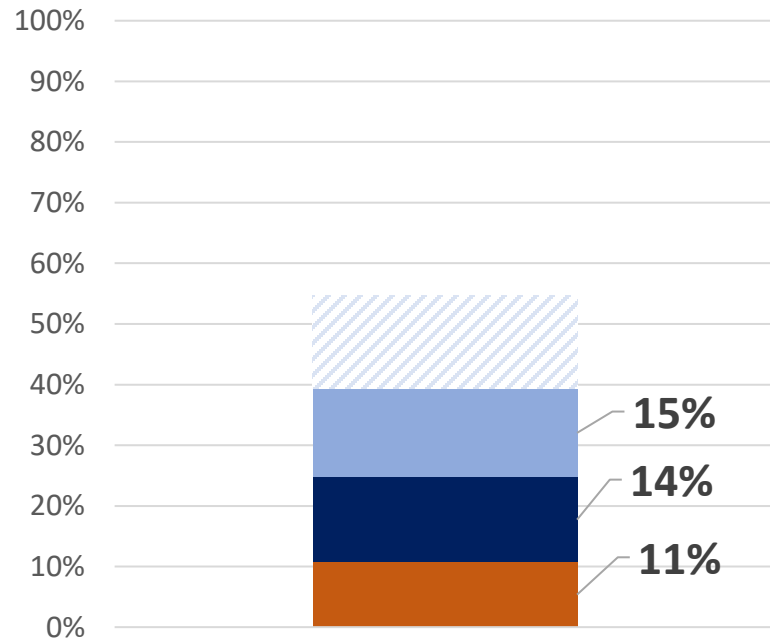
Program Design:

- 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.**

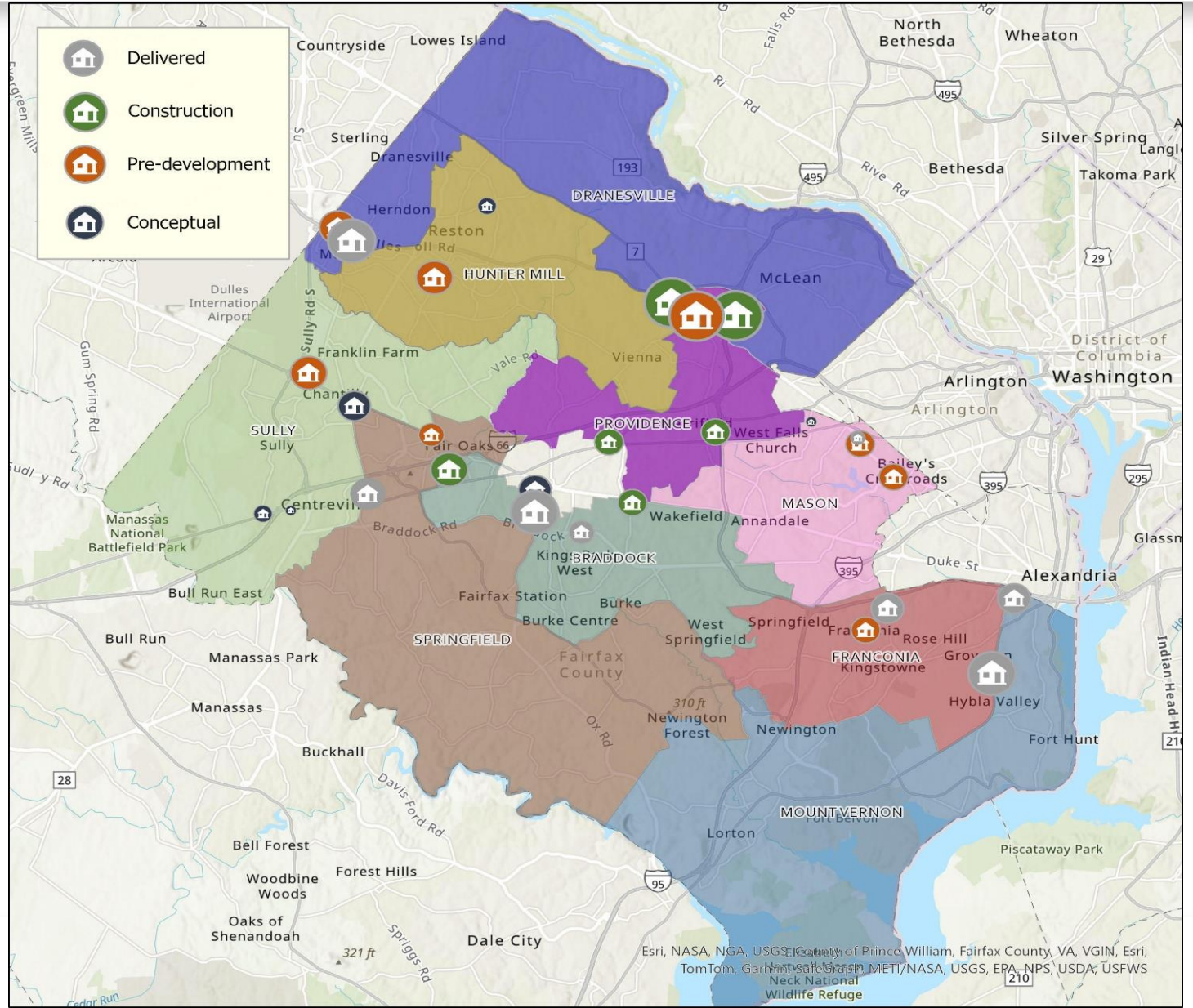


Housing Tracker as of May 2026

The Path to 10,000 Homes

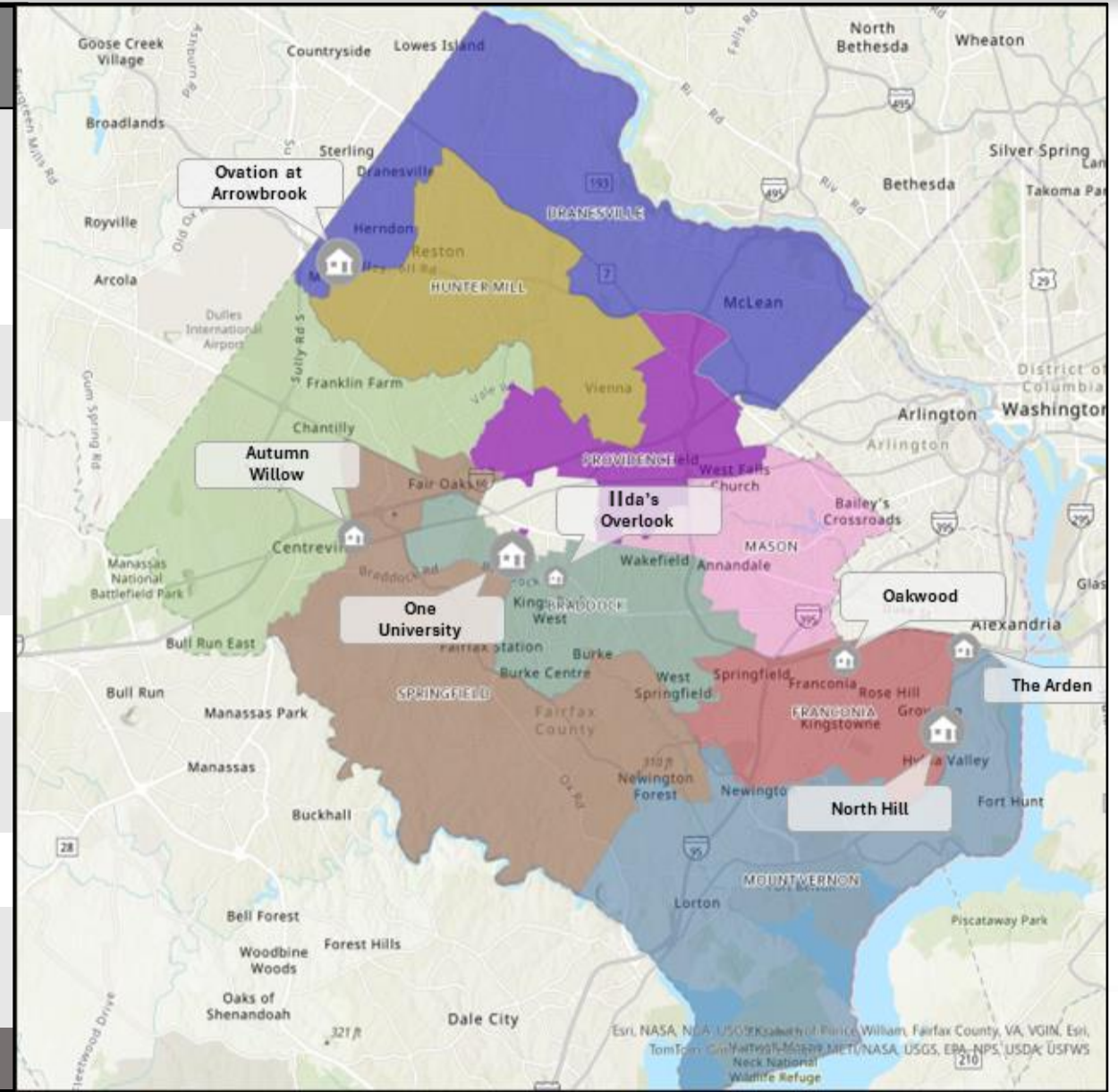


- Predevelopment
- Under Construction
- FCHRA Delivered
- Inclusionary Housing Delivered



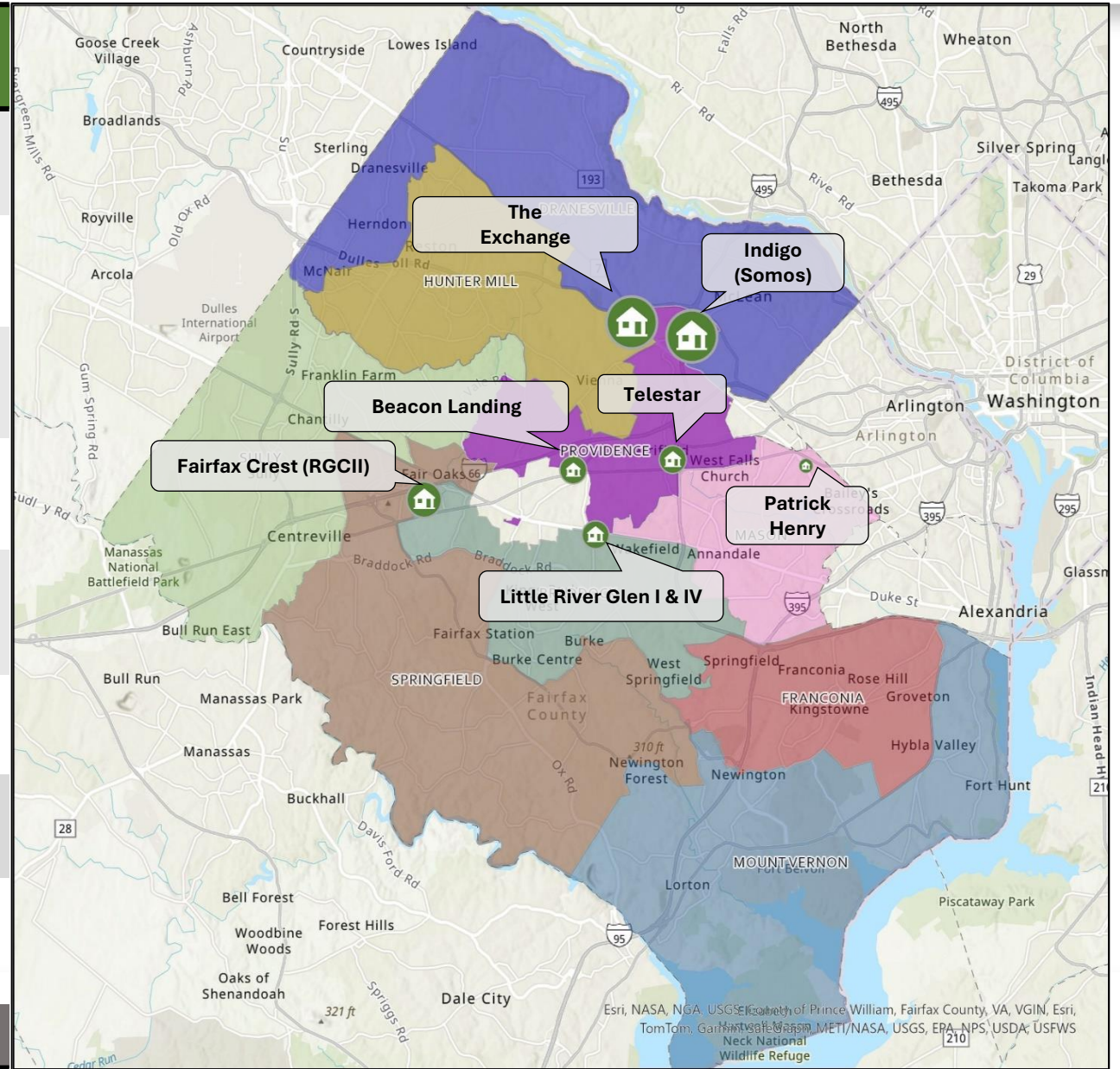
New Production and Preservation – Completed Since 2020

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

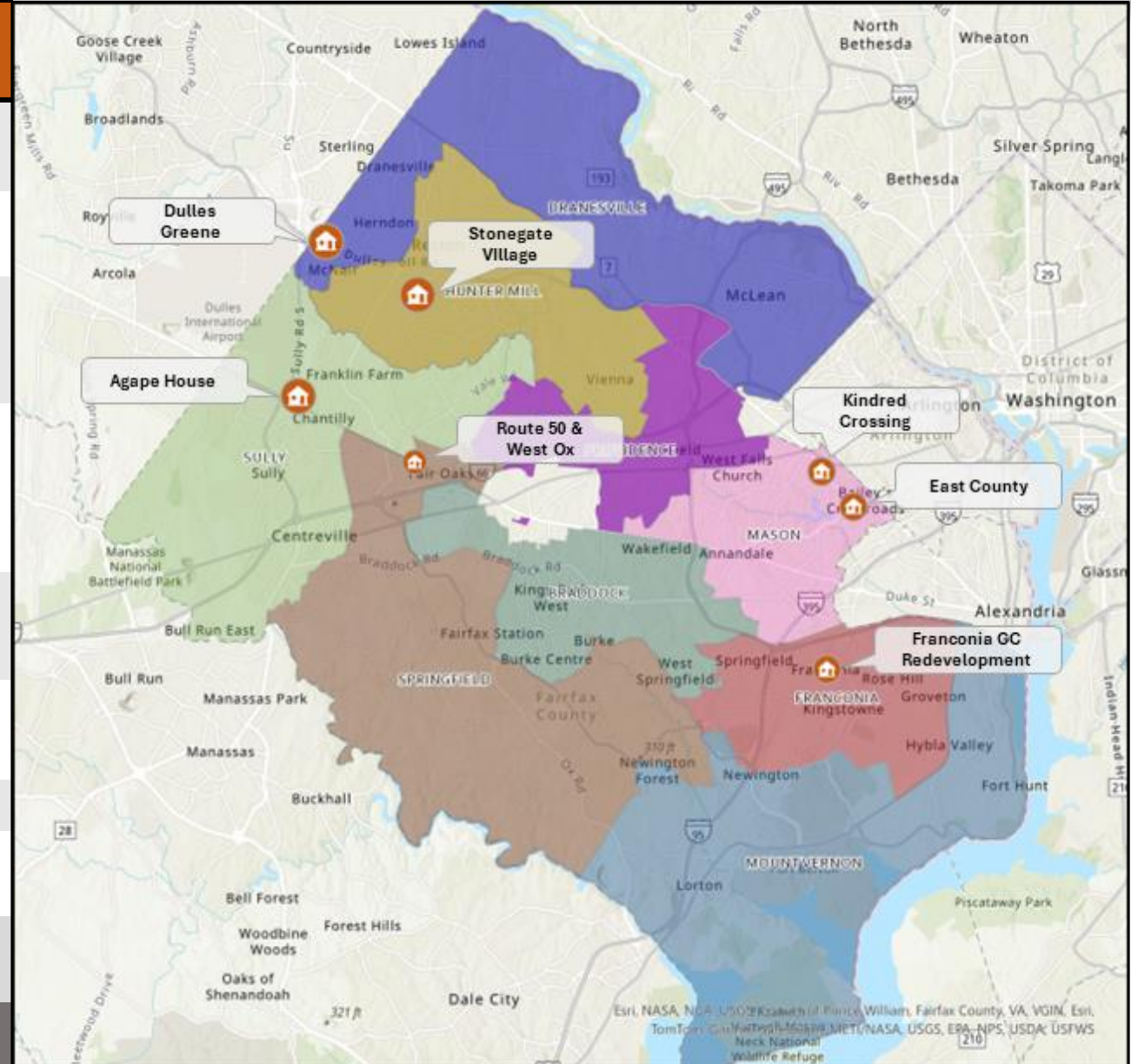
Projects	District	Project Type	No. Units	Status
Telestar	Providence	New-Partnership	80	Completing – End 2026
Indigo (Somos)	Providence	New Acquisition/ Finance	456	Completing – End 2026
The Exchange	Hunter Mill	New Acquisition/ Finance	516	Completing - 2027
Fairfax Crest (RGCII)	Braddock	New – PPEA	279	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	



Esri, NASA, NGA, USGS, County of Prince William, Fairfax County, VA, VGIN, Esri, TomTom, Garmin, METI/NASA, USGS, EPA, NPS, USDA, USFWS

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

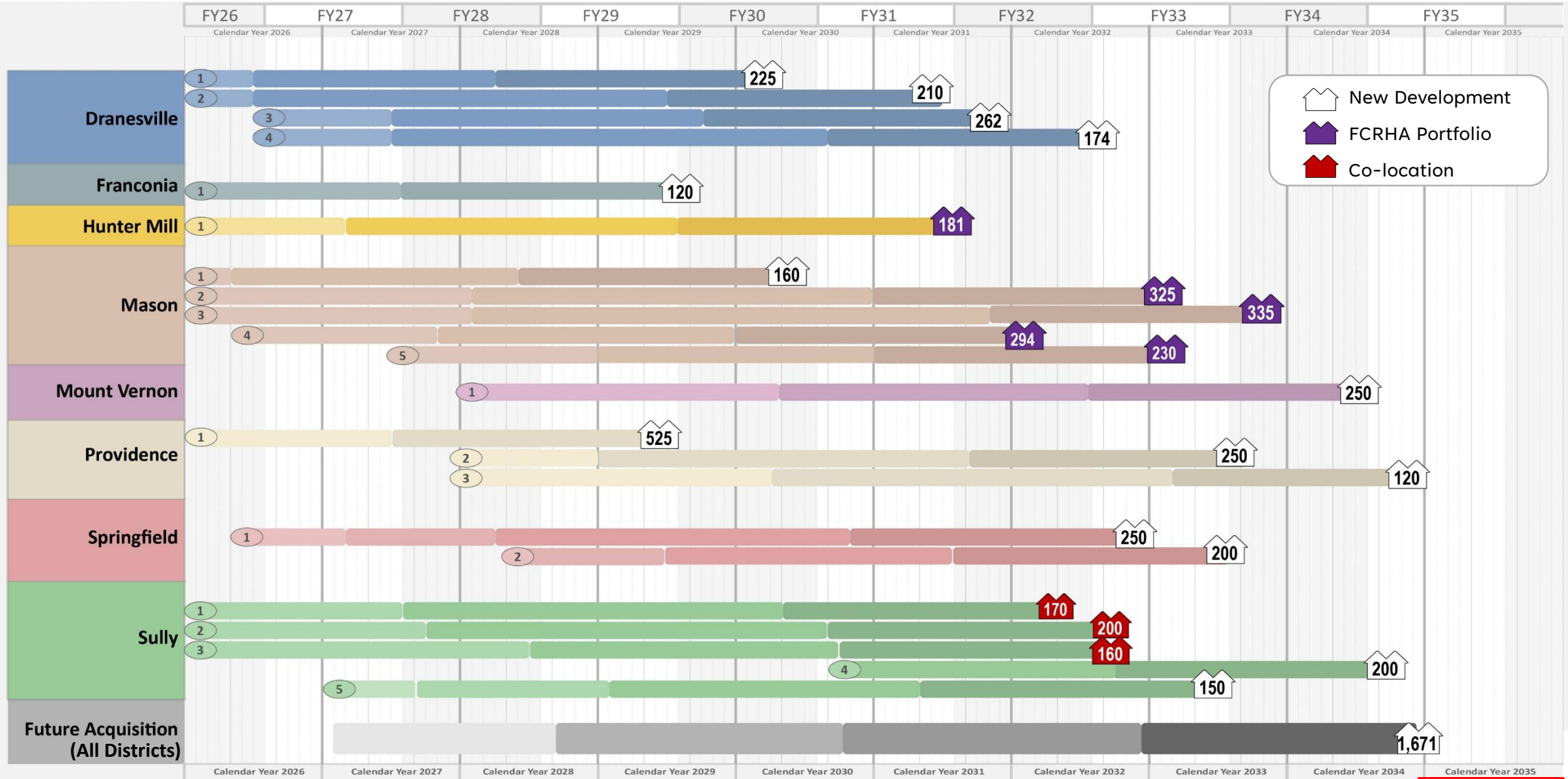
- Community engagement
- Comprehensive Plan & Zoning
- Comprehensive Agreement negotiation
- Building Permit approval
- Site Plan approval
- Financial closing

Construction

~ 24 months

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

New Unit Production – Active & Conceptual Pipeline



- New Development
- FCRHA Portfolio
- Co-location

2,453 - Complete

1,445 - Under Construction

645

385

653

1,048

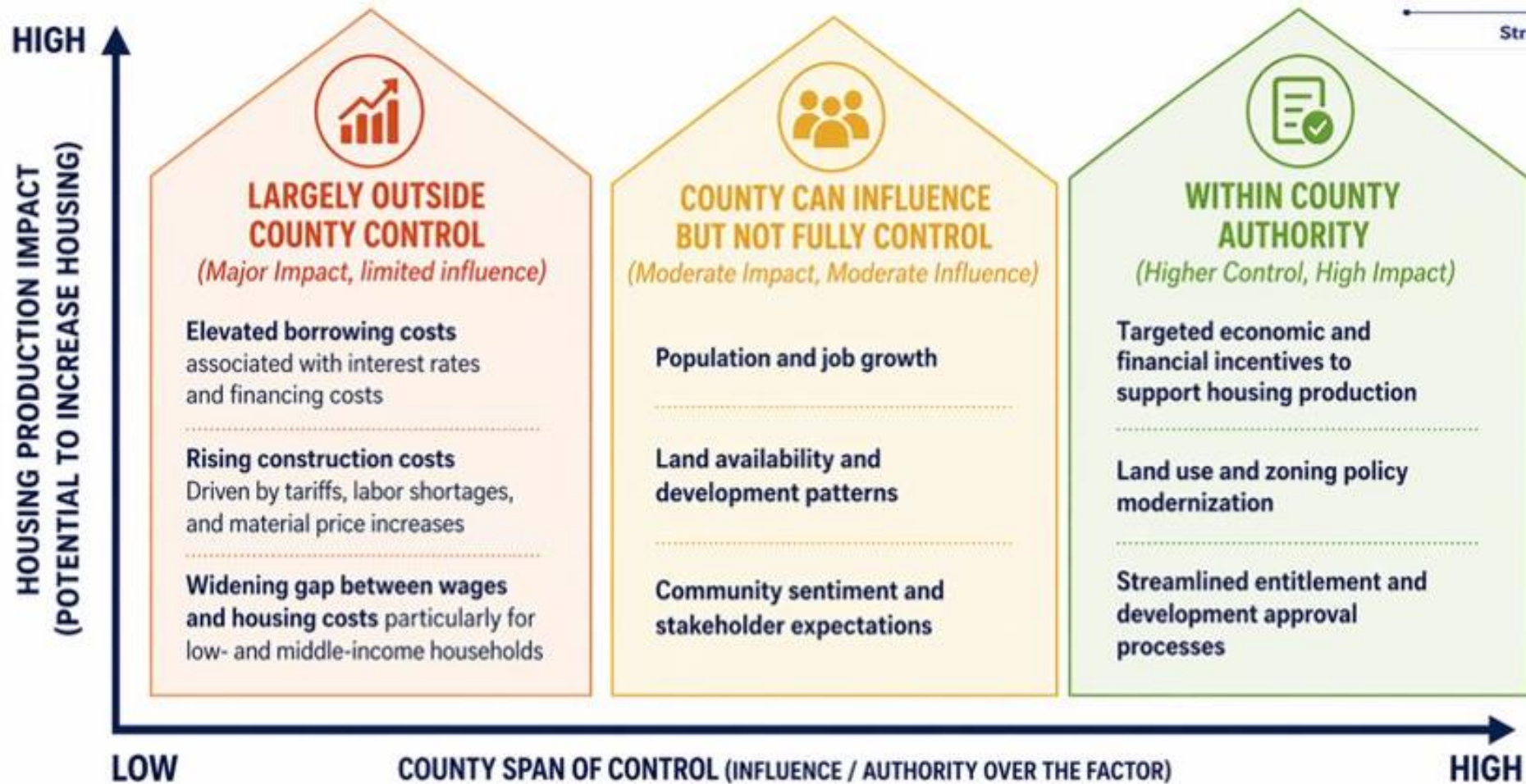
1,490

2,241

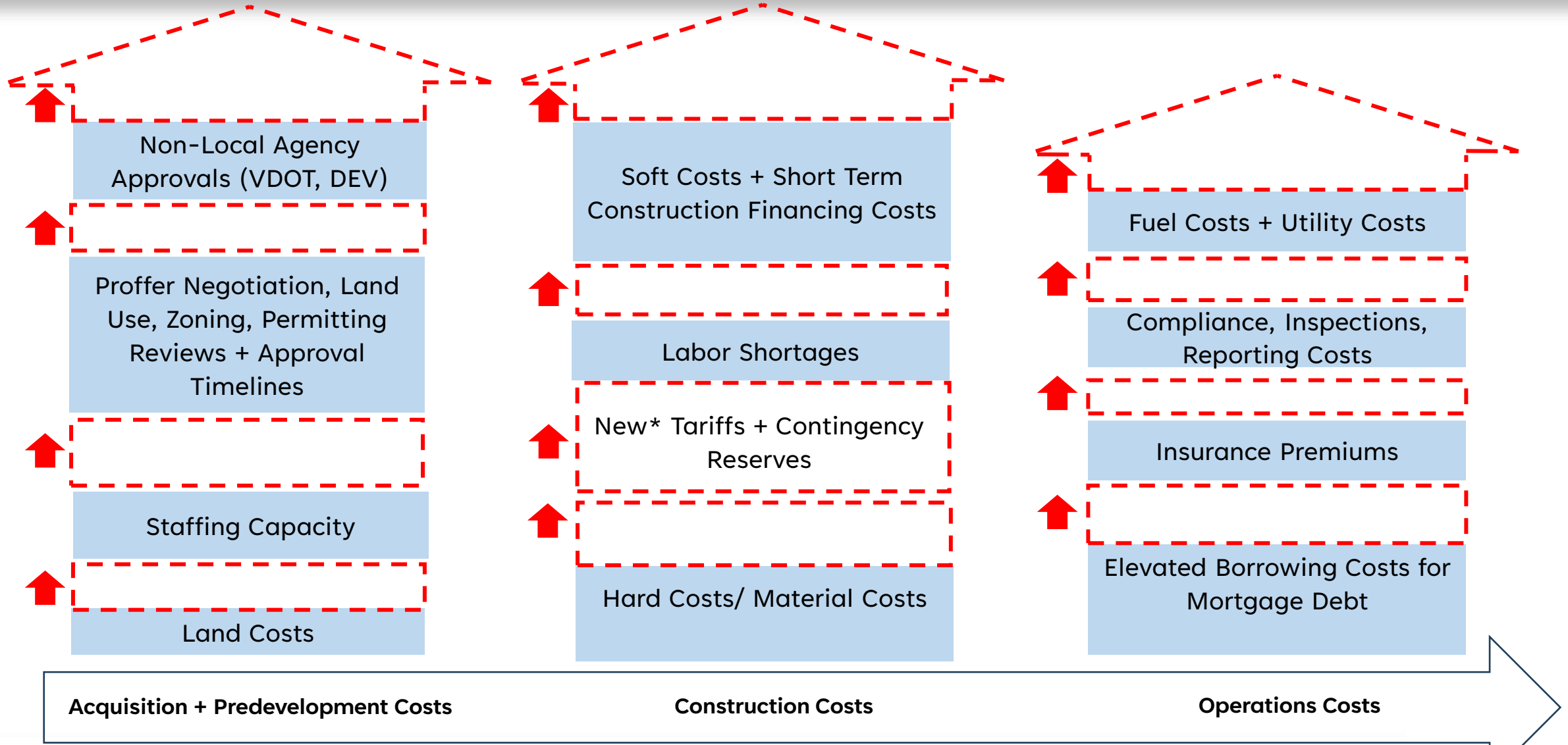
10,360

Pipeline Phases – Impacting Factors

Solutions require coordinated action across all levels of government and the private sector



Pipeline Phases – Impacting Factors



Costs of Development

Inclusionary Housing Production & Housing Trust Fund

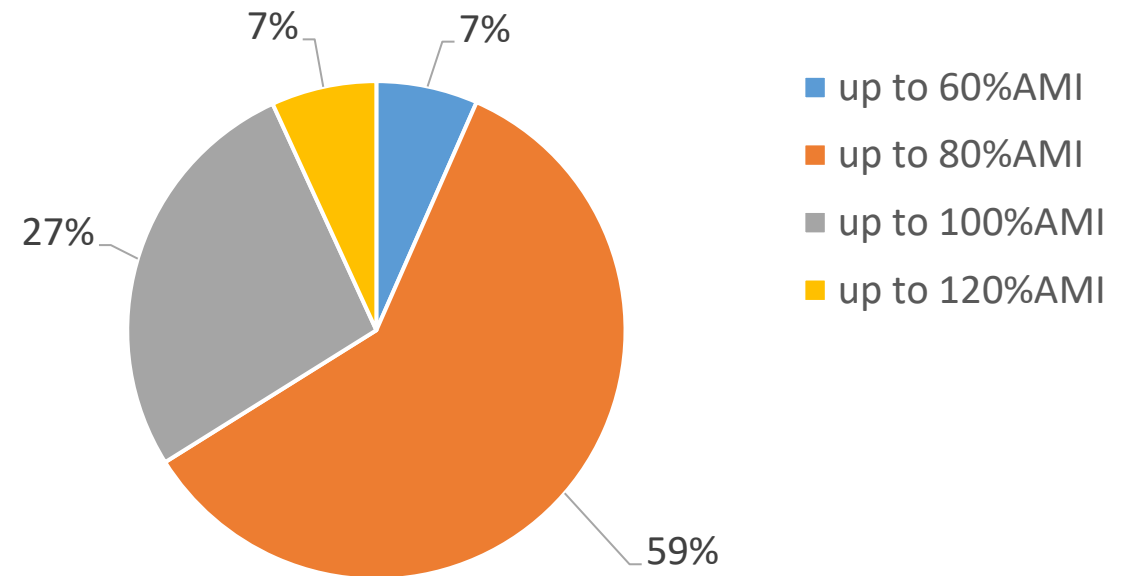
In total, **1,603 new ADU and WDU units** have been delivered since January 2020, including:

- **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**

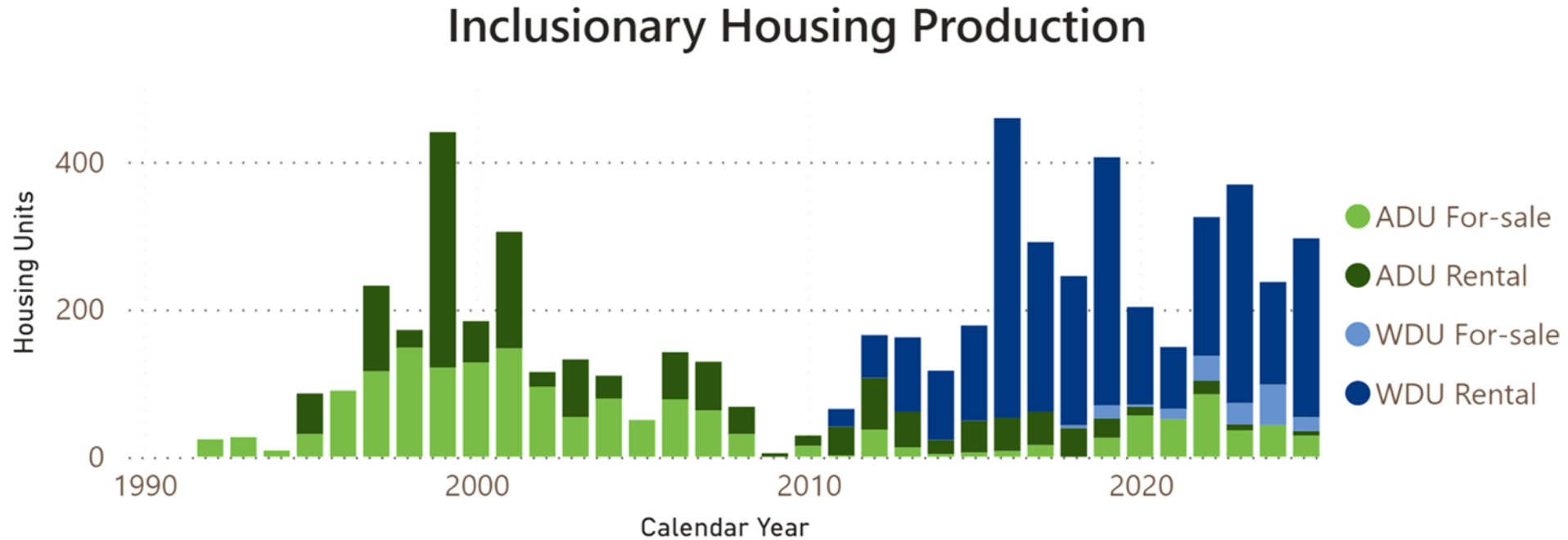
Area Median Income Level of Units Delivered
January 2020 - January 2026



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