

NOVA Housing Supply Framework

11th Annual Showcase of Unique Ideas and Innovative Concepts

June 2026



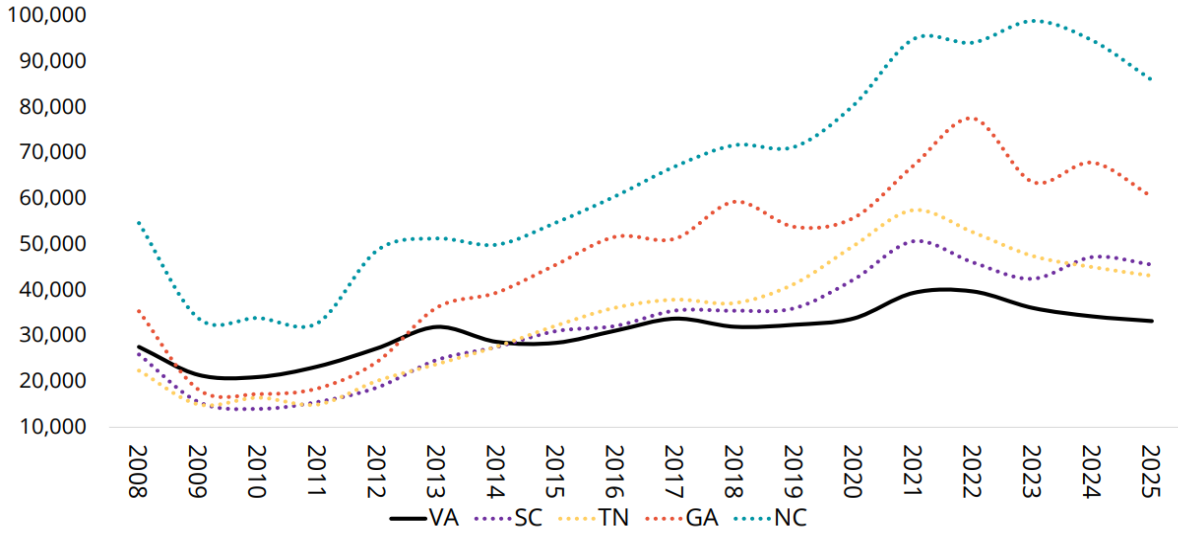


Josh Veverka

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Northern Virginia Association of Realtors®

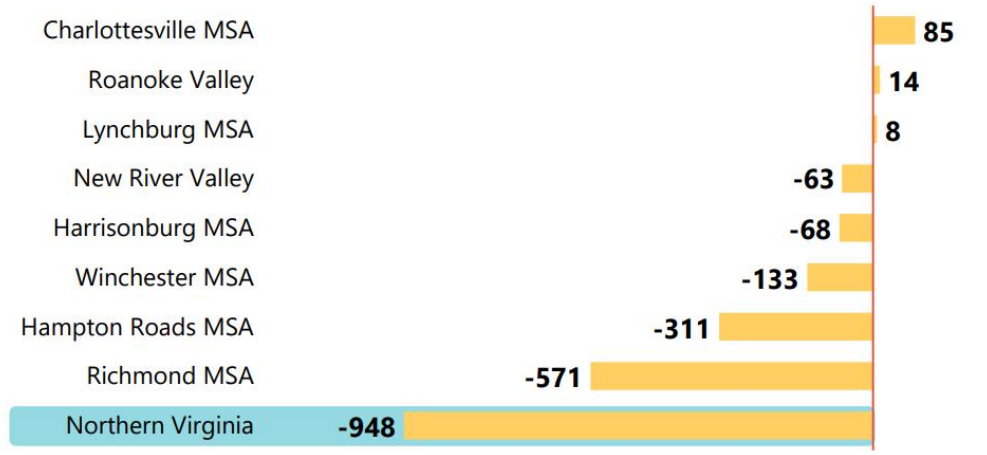
Annual Building Permits by State



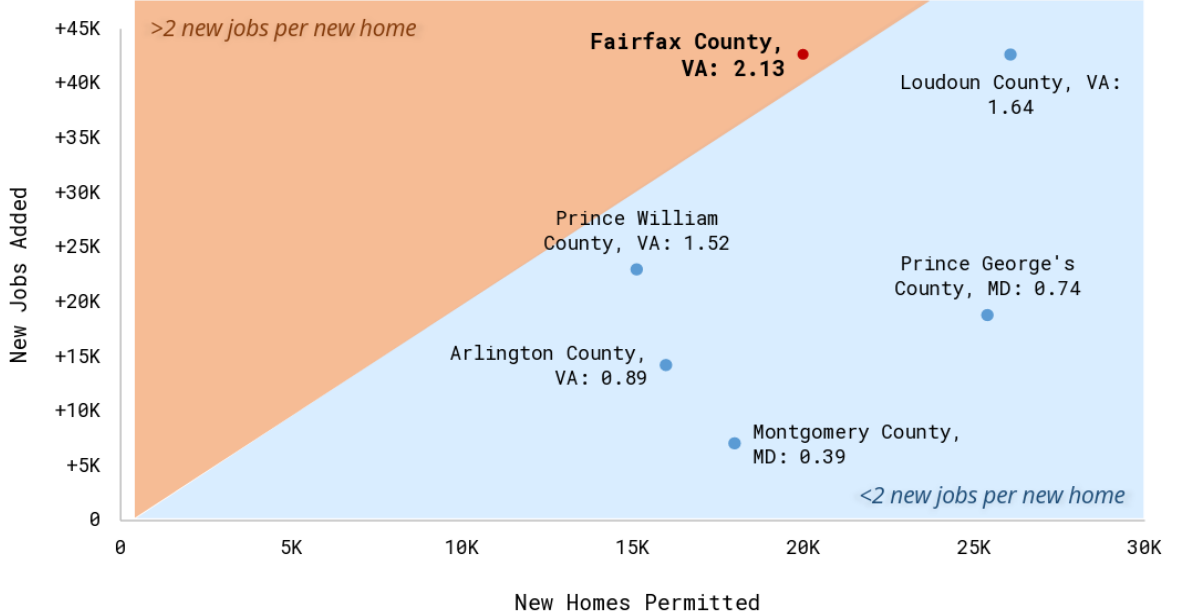
Source: U.S. Census Bureau

Single-Family Detached & Townhome Permits Down

Net Change in Building Permits for Single-Family Detached & Townhomes, 2025 vs. 2024

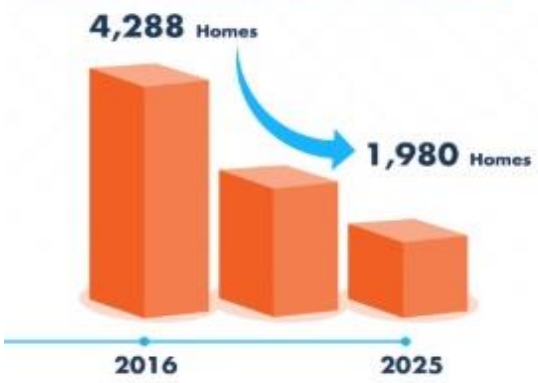


New Jobs Added per New Home Permitted, 2013-2023




Northern Virginia Housing Supply and Demand

Over the last 10 years, our region's housing inventory has plummeted.



The median price of a Northern Virginia home rose approximately 54% over the past decade.

Sourcing Solutions



Strong Foundations

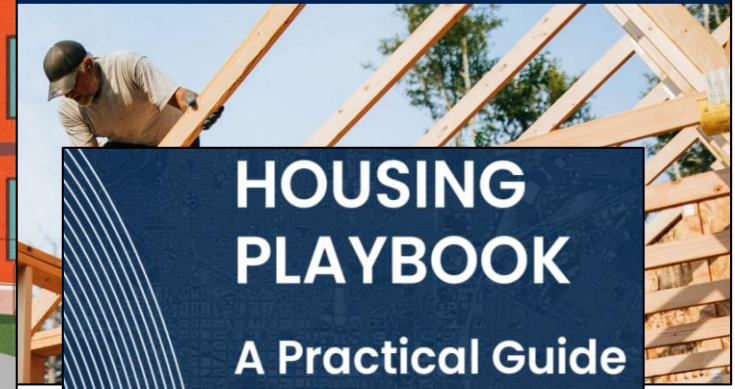
Playbook for Housing and Economic Growth

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Principles for Enhancing Housing Availability and Affordability

A diverse cross-section of housing policy experts and leaders advancing business, civil rights, privacy, tenant, consumer, and environmental interests have come together around the following principles for increasing the supply of housing. These individuals agree that overly strict zoning and land-use regulations are limiting the availability of homes, especially lower-cost options such as apartments and townhouses that would help meet the nation's growing demand for housing, slow home price and rent growth to be more in line with incomes, and make homeownership more attainable.

1. Enable more housing of all types, including smaller, less-expensive options. A robust body of research and the experiences of cities such as Minneapolis, Seattle, and San Francisco show that increasing the density and diversity of housing types, especially in high-use areas, can help increase the supply of housing and reduce costs.
3. Spur the creation of apartment and condominium buildings and townhouses in high-use areas, such as near bus and train stations, above and alongside transit, and in urban centers.



 **MERCATUS CENTER**
George Mason University

PO

Housing Reform in the States: A Menu of Options for 2026

Salim Furth, Emily Hamilton, and Charles Gardner
September 2025



**Bold,
Regionally
Unified,
Locally
Adaptable**



OBJECTIVE #1

- **Small Lot Zones**
- **Accessory Dwelling Units**
- **Expanded Housing Options in Single-Family Zones**
- **Senior Housing Opportunities**

Expand the Range of Housing Types That Can Be Built



OBJECTIVE #2

Improve Speed to Market and Developer Costs Through Regulatory and Permitting Reform

- By-Right Development through Objective Standards
- Streamlined Review Timelines
- Limit, Reduce, Redirect Fees/Proffers
- Design Books /Approved Plans



OBJECTIVE #3

Adopt Culture of Opportunity, Innovation, and Market-Driven Approaches to Building Housing

- Fundamental Shift in Mindset — Getting to “YES”
- Allow Housing Technology
- Parking Reform — Eliminate Minimums



Engagement and Outreach

Meeting with Elected Leaders to outline what the framework is not...

- *It is not a one-size-fits all approach*
- *It is not a quick fix, final product, or single-issue campaign*
- *It is not pro-urbanization — we are not trying to “Fairfax” the Rest of Virginia (ROVA)*

Vice Chair Kathy Smith **Chairman Jeff McKay** Mayor Letty Hardi

Supervisor Andres Jimenez **Mayor Alyia Gaskins** City Councilwoman Jacinta Greene

Vice Mayor Sarah Bagley **Vice Chair Maureen Coffey**

Board Member Susan Cunningham Supervisor Pat Herrity

Fairfax County as the Unlikely Test Case

Framework Objective/Strategy	County Action Item	Proposed Timeline for Stakeholder Engagement and County Action
Obj. 1, Strat. 1 - Small Lot Zones	Compact Housing Village Pilot Program	Q3 2027
Obj. 1, Strat. 3 - Accessory Living Units	Streamline Process and Remove Barriers to ALUs	Q4 2026
Obj. 2, Strat. 5 - Expedited Review Timeline	Improve County/State Transportation Communication & Review	Q1 2027
Obj. 2, Strat. 5 - Expedited Review Timeline	12-month Site Plan processing "shot clock"	Q4 2026
Obj. 2, Strat. 6 - By-Right Zoning	Suburban Village Centers	Q4 2027
Obj. 2, Strat. 5 - Expedited Review Timeline; Obj.3, Strat. 10 - Culture of Housing Opportunity	Staff and Process Reform to simplify requirements and improve transparency: Comprehensive Plan flexibility and alignment, Improve clarity and understanding during zoning processes, Limit Site Plan review recommendations to regulatory requirements	Q3 2026 - Q4 2027

Marketing, Communications, & Action Plan



Leveraged Resources

NAR Community Development Advocacy Program

NAR's Community Development Advocacy (CDA) Program empowers REALTOR® associations to lead where it matters most—shaping stronger, more livable communities.

\$15,000 - Level 3 Housing Opportunity grants support new projects or enhance existing efforts that have growth potential while working with at least one non-REALTOR® primary partner organization. Activities must be comprehensive, have a broad community reach, and significant REALTOR® involvement.

Virginia REALTORS® Issues Mobilization Fund

VAR Issues Mob fund was established to provide resources to the local associations to conduct research, public awareness campaigns, and other advocacy efforts. Fund activities may include:

Public awareness campaigns such as paid media (digital, TV, radio, newspaper advertisements), letter-writing campaigns, or other creation of other promotional materials

Hosting educational forums intended to raise awareness about an issue

Expenses associated with advocacy issues

Development of strategic policy plans



Thank You

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