

Fairfax County Government

Associate Development Director (Project Coordinator)

Salary - \$99,534.03 - \$174,184.61 Annually

Location - HOUSING & COMM DEV ADMIN, 3700 PENDER DRIVE, FAIRFAX (FH22), VA

Job Type - FT Salary W BN

Job Number - 26-01294

Department - Housing & Community Dev

Opening Date - 08/22/2026

Closing Date - 9/11/2026 11:59 PM Eastern

Pay Grade - S32

Posting Type - Open to General Public

To apply: <https://www.governmentjobs.com/careers/fairfaxcounty/jobs/5452669/associate-development-director-project-coordinator?keywords=development%20director&pagetype=jobOpportunitiesJobs>

Job Announcement

Make a difference – join our team to empower communities and build futures!

The Fairfax County Redevelopment and Housing Authority (FCRHA) is an award-winning provider of affordable housing recognized regionally and nationally for its achievements. The FCRHA, a US Department of Housing and Urban Development-designated “Moving to Work” agency, was established in 1966 as a separate political body from the Fairfax County Government and possesses specific powers granted by state law to act as the county’s local housing finance agency. In 1973, the Fairfax County Board of Supervisors established the Department of Housing and Community Development (HCD). HCD serves as staff to the FCRHA as well as the Board of Supervisors. Under this unique, synergistic arrangement, HCD manages a wide variety of housing programs and services, including all real estate finance, development, and preservation activities of the FCRHA – including an expanding portfolio of public-private partnership projects.

THE MISSION:

The mission of HCD is to serve the people of Fairfax County by creating housing opportunities to promote inclusive and thriving communities. Fairfax County’s strategic focus is on providing affordable housing for those with the greatest need, including individuals and families experiencing homelessness, people with disabilities, and people with extremely low incomes. The Fairfax County Board of Supervisors adopted a goal of no net loss of affordable housing in the county and in 2022, doubled the county’s affordable housing production goal from 5,000 to 10,000 net new units affordable to households earning up to 60 percent area median income by 2034. This ambitious goal has spurred a robust need to develop new

opportunities for affordable housing production and preservation through the work of the Capital Planning and Development Division within HCD, in partnership with other county agencies.

THE OPPORTUNITY:

This position serves as a senior member of the Capital Planning and Development Division, supporting the Fairfax County Redevelopment and Housing Authority (FCRHA) in preserving, expanding, and facilitating affordable housing opportunities in Fairfax County. Under the general direction of the Division Director, leads major, complex, and politically sensitive preservation and redevelopment initiatives involving the FCRHA's owned and operated portfolio of more than 3,800 housing units.

Provides comprehensive leadership of assigned projects from initial planning and feasibility through financing, entitlements, design, construction, resident relocation, and lease-up. Responsibilities include managing project schedules and budgets; structuring and coordinating project financing; negotiating complex development and real estate agreements; overseeing design and construction contracts; and ensuring compliance with applicable federal, state, and local requirements.

Serving as an agency representative, leads multidisciplinary teams and coordinates with private development partners, consultants, residents, community stakeholders, and local, state, and federal agencies. Also leads community engagement for affordable housing initiatives and public-private partnerships and prepares briefings, recommendations, and presentations for senior county leadership, the FCRHA, the Board of Supervisors, community organizations, and other stakeholders.

The position exercises considerable independent judgment and is accountable for advancing assigned projects consistent with agency objectives, financial requirements, approved budgets, schedules, and development standards.

Read about Fairfax County Department of Housing and Community Development, [click here](#). Review the Fairfax County Redevelopment and Housing Authority reports, [click here](#).

We are committed to the One Fairfax Policy by intentionally considering equity when making policies, delivering programs and services, considering diverse ideas and perspectives, and communicating with transparency in the decision-making processes. [Click here](#) to learn more about the One Fairfax policy.

Fairfax County Government offers a thriving career and workplace culture. Watch these videos to learn more:

- Click [here](#) to watch a video on Working for Fairfax County Government
- Click [here](#) to watch a video on benefits offered by Fairfax County Government

Employment Standards

MINIMUM QUALIFICATIONS:

[Any combination of education, experience, and training equivalent to the following:](#) *(Click on the*

aforementioned link to learn how Fairfax County interprets equivalencies for "Any combination, experience, and training equivalent to")

Graduation from an accredited four-year college or university with a Bachelor's degree in Urban/Regional Planning, Architecture, Landscape Architecture, Engineering, or a related field, and six years of progressively responsible experience in or affiliated with land planning and/or redevelopment, engineering or architecture, or management of large and complex construction or maintenance projects.

CERTIFICATES AND LICENSES REQUIRED:

Valid Driver's License (Required at the time of application)

NECESSARY SPECIAL REQUIREMENTS:

The appointee to the position will be required to complete the following to the satisfaction of the employer:

- Criminal Background Investigation
- Driving Record Check

PREFERRED QUALIFICATIONS:

- Preferred candidates will have a minimum of eight years of project and program management experience leading the planning, financing, development, and construction of highly complex and politically sensitive affordable housing, capital improvement projects, infrastructure, public-private partnerships, or real estate development projects.
- Highly motivated, with exceptional communication (i.e., verbal, written, and presentation), supervisory, and team leadership skills.
- Demonstrated experience in collaborating with diverse stakeholders and multidisciplinary teams in creating high-quality development proposals, conducting comparative analysis of competing development options, and negotiating complex project development agreements.
- Significant experience in community planning, community development, and community engagement as part of public sector land development processes.
- Experience in affordable housing development financing and working knowledge of local, state, and federal housing programs and financing tools, including Low-Income Housing Tax Credits (LIHTC).
- Experience working for or with a housing authority, Community Development Financial Institution (CDFI), or similar mission-oriented organization.
- Significant public sector procurement or similar experience.
- Proven track record of project results and successful implementation of capital projects.
- Direct supervisory experience of staff and technical consultants.
- Housing Development Finance Professional (HDFP) Certification or similar designation.

- Knowledge of federal, state, or local building, and site codes and regulations.
- Must be able to work well with the community, local, state, and federal appointed and elected officials, and other county agencies.
- Hands-on experience using Microsoft Office applications and Microsoft Project or equivalent project management software.
- Ability to work in a fast-paced, collaborative team environment and oriented toward providing outstanding customer service to end users and project stakeholders.

PHYSICAL REQUIREMENTS:

- Ability to read information on a computer monitor; effectively communicate; operate keyboard-driven equipment and computer.
- Work is generally sedentary in nature; however, incumbent is required to frequently move about to perform office work such as accessing files, attending meetings, making presentations, operating general office equipment, and performing other essential job duties; may be required to move items up to approximately 15 pounds in weight.
- Ability to drive a motor vehicle and maintain a valid driver's license.
- All duties performed with or without reasonable accommodation.

SELECTION PROCEDURE:

Panel interview and may include a practical exercise.

Fairfax County is home to a highly diverse population, with a significant number of residents speaking languages other than English at home (including [Spanish](#), [Asian/Pacific Islander](#), [Indo-European](#), and [many others](#).) We encourage candidates who are bilingual in English and another language to apply for this opportunity.

Fairfax County Government prohibits discrimination on the basis of race, color, religion, national origin, sex, pregnancy, childbirth or related medical conditions, age, marital status, disability, sexual orientation, gender identity, genetics, political affiliation, or military status in the recruitment, selection, and hiring of its workforce.

Reasonable accommodations are available to persons with disabilities during application and/or interview processes per the Americans with Disabilities Act. TTY 703-222-7314. DHREmployment@fairfaxcounty.gov. EEO/AA/TTY.