Board of Supervisors Land Use Policy Committee

May 12, 2026

Government Center Conference Room 11

Board of Supervisors (Board) Members present:
Jeff McKay, Chairman
Rachna Sizemore Heizer, Braddock District
James Bierman, Jr., Dranesville District
Rodney Lusk, Franconia District
Walter Alcorn, Hunter Mill District
Andres Jimenez, Mason District
Dan Storck, Mount Vernon District
Dalia Palchik, Providence District
Pat Herrity, Springfield District
Kathy Smith, Sully District (Board Vice Chair and Committee Chair)

The Land Use Policy Committee (Committee) meeting was called to order at 11:11 a.m.

The summary of the March 10, 2026, Committee meeting was accepted without change.

Housing Task Force:

Jennifer Miller, Deputy County Executive for Community Development, and Ben Aiken, Housing Task Force Project Manager, Department of Code Compliance, presented the Housing Task Force Action Plan overview. Also in attendance were Tracy Strunk, Department of Planning and Development (DPD); Gregg Steverson, Fairfax County Department of Transportation; Brandy Mueller, Department of Land Development Services; Anna Shapiro, Department of Housing and Community Development; Toni Zollicoffer, Chief Equity Officer; Joanne Fiebe, Department of Economic Initiatives, and, and. Kelly Atkinson, DPD,

Ms. Miller introduced the Housing Task Force Action Plan elements building on the ongoing economic competitiveness initiatives. Mr. Aiken provided the overview of Housing Task Force action plan and roadmap to address the housing crisis by increasing housing production, streamline development processes, and expanding housing opportunities. The task force developed areas of focus with the benefit of input from staff, industry, and stakeholders. The specifics of the areas of focus were discussed by the subgroup leads. Tracy Strunk discussed actions under consideration to encouraging new housing developing by adjusting county polices and creating policies to defray costs of affordable housing. Gregg Steverson and Brandy Mueller described the efforts to streamline the review process and improving coordination in the development review process. Ms. Strunk and Ms. Mueller described the initiatives to simplify

the requirements and the review processes, comments and timing. Anna Shapiro discussed broadening the financial resources and incentives for affordable housing developments and home ownership. Toni Zollicoffer described enhancing collaboration among all parties in the development process, including unifying and strengthening community engagement across departments. Joanne Fiebe described efforts to build economic partnerships with employers for workforce housing. Mr. Aiken concluded the presentation with a description of the next steps and timeline.

Discussion ensued with input from staff regarding the flexibility in guidelines; the need and economic implications of affordable housing; the future of the county; the complexity of the development review, approval and construction process; the culture of collaboration; development potential and barriers to construction of approved but not constructed projects; the costs of regulations; the comprehensive planning process; transit considerations; and ways to foster growth and incentivize redevelopment. With the support of the Committee, staff will continue as discussed.

The Committee meeting adjourned at 12:33 p.m.

The next Committee meeting is now scheduled for July 7, 2026, at 9:30 a.m.