2026 Housing Task Force and Economic Competitiveness Task Force

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October 6, 2026

Background

Economic Competitiveness and Housing

- Housing is foundational economic infrastructure.
- Housing is a key factor in business and workforce attraction and retention.
- Availability and affordability of housing directly shape the labor market.
- Economic mobility and inclusion – inclusive housing policies support a more resilient and diverse workforce.
- Fiscal and economic impacts – housing development expands the tax base.
- Younger workers and mid-career talent are increasingly priced out of Fairfax County.

Key Economic Trends

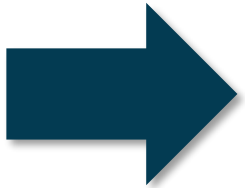
- Fairfax County's economy is strong, resilient, and vital to Virginia.
- Fairfax County faces increasing pressures on workforce.
- Increasing competition for emerging sectors challenges our position.
- Fairfax County is facing a historically high office vacancy rate, but there are signs of stabilization.

Purpose of Task Forces

- **Fall 2025 Board of Supervisors Board Matters**
  - *Fairfax County's Economic Competitiveness*
  - *Housing Initiatives to Increase Production and Sustain our Economic Advantage*
- **Economic Competitiveness Task Force**
  - Develop a roadmap to enhance Fairfax County's competitive edge in attracting, retaining, and expanding businesses.
- **Housing Task Force**
  - Develop a comprehensive, coordinated action plan to address the national housing crisis affecting Fairfax County.
  - Implement solutions to increase housing production, streamline development processes, and expand housing opportunities across all income levels.

Topics Addressed in Task Forces

- Assess **Economic Trends** over time
- Market **Economic Successes** to residents
- Evolve the **Development Process**
- Leverage **Economic Incentives**
- Accelerate **Workforce Development**
- Increase **Housing Supply** and options for residents and workers



Strengthen Fairfax County's economic competitiveness and increase housing supply

Timeline

August 2025

Chairman introduces Board Matters

Fall 2025

Task Forces kick off

February 10, 2026

Present initial economic and housing data to Economic Initiatives Committee & Housing Committee

March 2026

Staff engagement with development community proposed development initiatives

April 2026

Complete and disseminate Reports to BOS

May 2026

BOS Committee Meetings

Ongoing implementation and monitoring through FY2029

Meeting the Challenges

- Encourage new housing development and economic competitiveness through County policies and tools.
- Create policies to defray costs of affordable housing.
- Improve coordination in development review.
- Simplify requirements and improve transparency.
- Expand the suite of tools for affordable housing.
- Foster more collaborative all-parties culture.
- Build, attract, and retain strong economic partnerships.

Development Community Survey

- Initiatives presented to cohort of private development interests.
- Survey was provided to these external partners and County Staff SMEs.
- Survey respondents evaluated efficacy of proposed initiatives toward potential to increase overall housing production.
- 68% of respondents expressed confidence that the initiatives will produce measurable results.

58
survey respondents
including 20 county staff

68%
expressed confidence
that initiatives will produce measurable results

>50%
initiatives already underway
demonstrating immediate bias to act

Key Themes from Open-Ended Responses *What stakeholders said they need most*

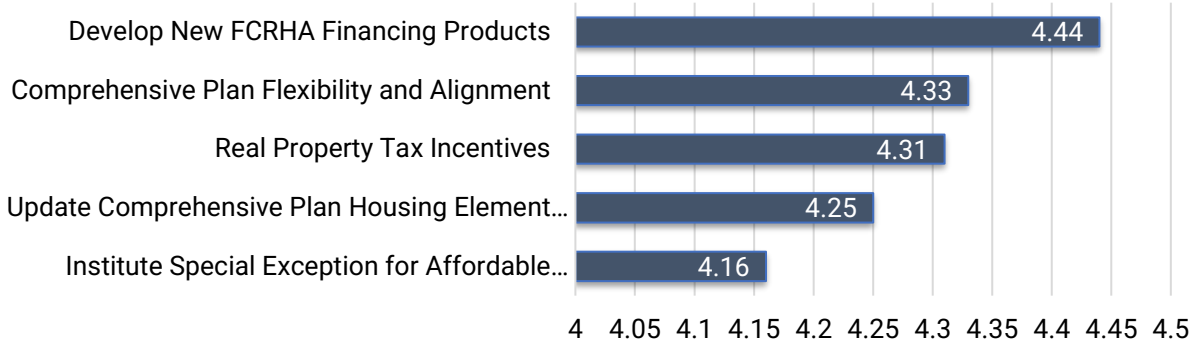
Speed up review
Reduce timelines, run concurrent processes, and eliminate unnecessary procedural steps.

Expand by-right pathways
Reduce discretionary review, expand by-right development, and remove zoning barriers.

Prioritize Housing
Explicitly prioritize housing production when considering trade-offs during entitlement and planning processes.

Sustain public outreach
Build broad understanding of the housing challenge and generate community support for increased density and diverse housing types.

Top 5 Highest Rated Initiatives (All respondents)



Economic Competitiveness Task Force

Initiative Focus Areas

- Assess economic trends over time.
- Market economic successes to residents.
- Expand use of economic incentives.
- Enhance workforce development.
- Evolve the development process.
- *33 proposed initiatives.*

Economic Competitiveness Initiative Highlights

- Create centralized **Office of Workforce Competitiveness and Advancement (OWCA)** to coordinate and advance workforce development initiatives.
- Expand the number and type of local match options to **maximize State incentives.**
- Transition the **Economic Opportunity Reserve** to support economic development and maintain reserve levels.
- Support a **technology business accelerator** to incentivize forming and scaling technology businesses within Fairfax County.
- **Streamline** planning, entitlement and permitting pathways.
- Create a **Real Estate Opportunities Team** to proactively identify, evaluate, and execute real estate opportunities.

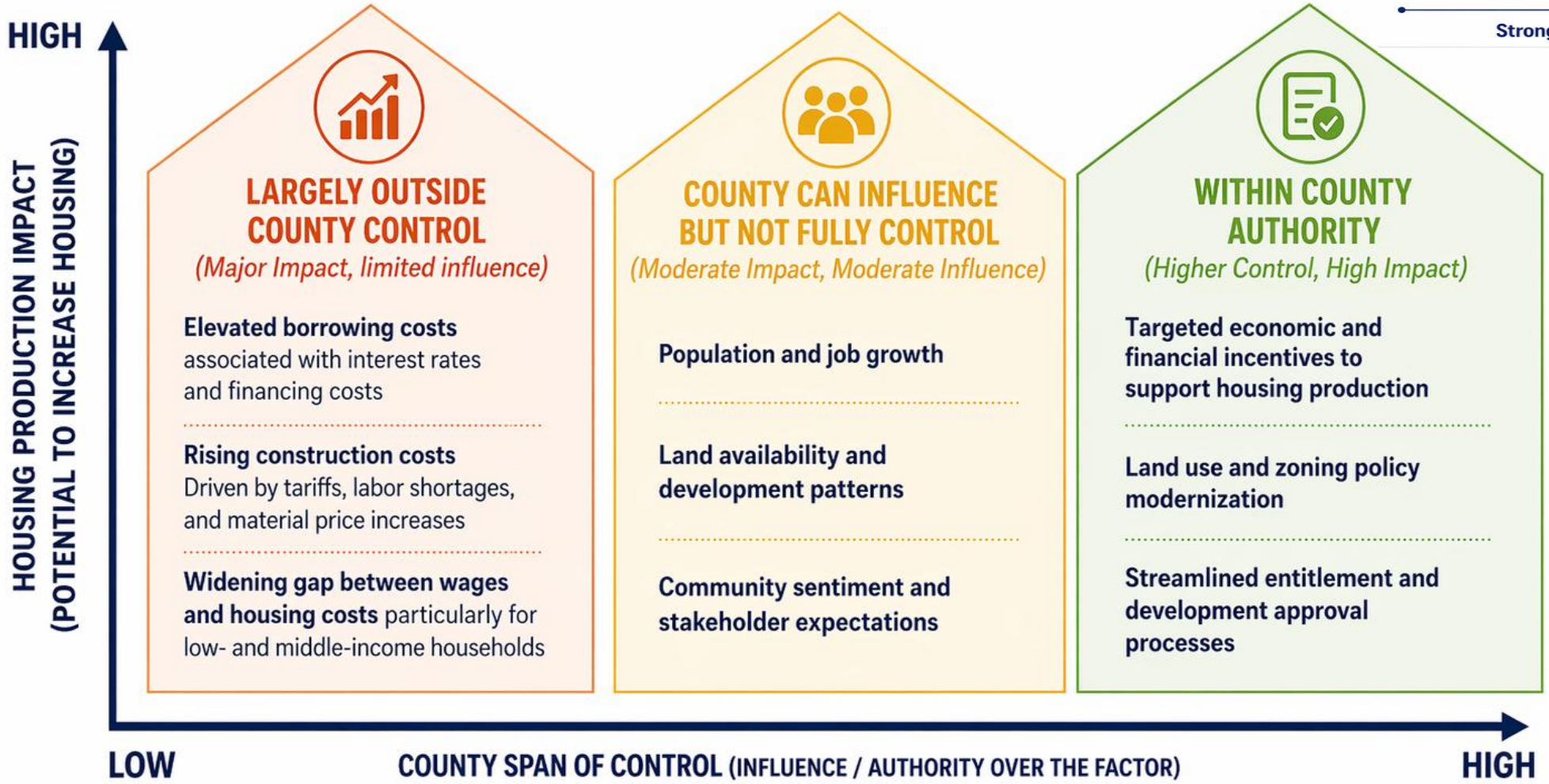
Housing Task Force

County Authority in Housing Solutions

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

Federal · State · County · Private Sector & Nonprofit Partners

Stronger Together



Housing Initiative Focus Areas

- Encourage new housing development throughout the county.
- Create policies to reduce the cost of affordable housing.
- Improve coordination in development review.
- Simplify development requirements and improve transparency.
- Expand suite of affordable housing tools.
- Foster collaboration between all parties.
- Build, attract and retain strong economic partnerships.
- *33 proposed initiatives.*

Housing Initiative Highlights

- Improve **Comprehensive Plan flexibility** and alignment and add **development incentives** for affordable housing.
- Update Comprehensive Plan to include **Suburban Village Centers** to support additional density.
- Update **Affordable Dwelling Unit (ADU)** and **Accessory Living Unit (ALU)** Zoning Ordinances
- Advance employer partnerships for **workforce housing.**
- Improve **transparency** in zoning application processing times.
- Improve customer-facing **metric dashboards.**
- Limit site plan review recommendations to **regulatory requirements.**
- Expand suite of **affordable housing tools and incentives**, including real property tax incentives.
- Improve **transportation communication** with VDOT.
- Optimize **community engagement** processes.

Progress To Date

Completed Initiatives ☑

- Understanding barriers to development of moderately priced for-sale homes findings presented to BOS.
- Congregate Living Zoning Ordinance Amendment adopted.
- 12-month site plan processing commitment template, schedule and tracking.
- Real property tax purchase assistance pilot has enabled four loan closings since April 2026.
- Most common site and building plan errors published in Letter to Industry.

Key Milestone Achievements

- Adopted initial changes to Public Facilities Manual (PFM) for clarity and consolidation, with more underway.
- Completed Phase 1 of plan to optimize community engagement, including Housing Solutions Portal and communications toolkit in seven languages.
- Published customer-facing dashboard to enhance the zoning case interpretation process.
- FY2026 Carryover funding allocated to establish the Real Estate Opportunities Team and an Economic Growth Fund.

Next Steps

Ongoing initiative tracking and reporting to Board of Supervisors
Anticipated through FY2029

Upcoming Task Force updates to BOS

November 10, 2026
Economic Competitiveness Task Force update

November 24, 2026
Housing Task Force update at Land Use Policy Committee

Upcoming BOS decision points

Accessory Living Unit (ALU) Zoning Ordinance Amendment

PPEA Guidelines revisions

County Code Amendment for real property tax incentives program

Thank You!