

# *Fairfax County High-rise Affordability Panel*

## **Update on Policy Recommendations**



**June 22, 2007**

**Fairfax County Affordable Housing Advisory Committee**

# Key Dates: High-rise Affordability Panel

- **October 2005:** Panel appointed by Board of Supervisors to recommend policy to foster production of affordable housing in high-rise development
- **February 2006:** Board adopted Panel-recommended general policy statement and guiding principles; instructed Panel to develop more detailed recommendations for implementation
- **February – October 2006:** Panel met 15 times; expanded focus to include high-density areas of the County
- **October 16, 2006:** Panel presented recommendations to the Board Housing Committee; Board instructed Panel to work with staff to resolve outstanding issues and refine recommendations
- **October 2006 – April 2007:** Panel developed revised recommendations
- **April 19, 2007:** Planning Commission endorsed Panel recommendations
- **April 30, 2007:** Board directed staff to return with recommendations for implementation of Panel recommendations

# Key Recommendations

**Production Expectation and Applicability:** At least 12 percent of units produced in high-rise/high-density developments be affordable/workforce housing. Policy to apply in in Fairfax County's defined "Development Centers", as identified in the Comprehensive Plan.

**Incomes to be served:** The Policy will serve three income tiers between 80 and 120 percent AMI , with three tiers of 80, 100, and 120 percent AMI for all sales units and rental units in concrete/steel construction, and tiers of 80 and 100 percent AMI in rental units in wood construction.

**Implementation:** The policy be implemented through both the Comprehensive Plan and, for administrative purposes, the Zoning Ordinance.

# Key Recommendations

**Bonus Density:** Grant bonus density 1 unit for every 1 affordable/workforce unit provided, with a maximum bonus of up to 20 percent. Bonus density may be realized as non-residential uses in mixed use developments if minimum 12 percent affordability met or exceeded.

**Commercial, Industrial, and Mixed-Use Areas:** Initiate a process to allow, under certain circumstances, housing as a permitted use in Commercial, Industrial and mixed-use districts, potentially using a Special Exception use or prototype by-right model. Panel believes this recommendation may ultimately result in the most significant production of affordable/workforce housing.

# "One for One" Density Bonus: Example

Where the Comprehensive Plan allows a maximum of 100 units, a 114 unit development could be considered provided that a minimum of 12 percent of the overall total - or 14 units - are provided as Workforce Housing. The 14 units allowed above the maximum represent the "bonus" density incentive which equals the number of Workforce Housing units provided.

In this 100 unit example, the developer has to provide at least 14 units to achieve both the 12 percent goal and receive the "one-to-one" bonus. If the developer provides less than 14 units in this example, they could not achieve the full bonus because to do so would result in less than the minimum 12 percent affordable/workforce units for the development.

# Next Steps

- Briefing on next steps in the land use process
- Questions/Comments