

**Preliminary Recommendations of the Panel of Experts in High Rise Development
Appointed by the Fairfax County Board of Supervisors**

DATE 1/26/2006

On October 17, 2005, the Fairfax County Board of Supervisors appointed a panel of experts in high-rise development (the "Panel") to work with County staff to develop for Board consideration, a policy statement and guidelines for the inclusion of affordable/workforce housing in high-rise development. The Panel has met and explored the issues and challenges presented to it relating to future high-rise and high-density development. The Panel believes that it is possible to provide affordable/workforce housing in future high-rise and other high-density developments and that additional work is needed to refine certain key concepts that would need to be implemented to achieve that goal. The Panel hereby presents to the Board its preliminary recommendations for Board endorsement as guidance:

1. General Policy: As the Board is aware, many developments in Fairfax County's high-density areas are currently exempt from the Affordable Dwelling Unit Program in the Fairfax County Zoning Ordinance, and do not produce affordable/workforce housing. Therefore, the Panel formally requests that the Board of Supervisors adopt now the following resolution of general policy: "In instances where increases in residential density or non-residential intensity in Fairfax County's planned and/or existing high-density areas are granted, it is the policy and expectation of Fairfax County that a substantial amount of affordable/workforce housing shall be provided."
2. Guiding Principles: The Panel recommends that the Board endorse the following:
 - a. That Fairfax County establish a policy that supports affordable/workforce housing for a range of moderate income families with incomes of up to 120% of the Area Median Income;
 - b. That Fairfax County may consider a variety of options to encourage the development and preservation of affordable/workforce housing, including amending the Fairfax County Comprehensive Plan and Zoning Ordinance, and including the use of density bonuses;
 - c. That Fairfax County will actively participate, as appropriate, in the development of affordable/workforce housing, potentially by providing and facilitating public/private financing and granting or leasing of County-owned and other available land;
 - d. That Fairfax County may consider a variety of regulatory changes to foster affordable/workforce housing, such as potentially the reduction of development and operating costs, and increased flexibility in development requirements;
 - e. Fairfax County will actively work to implement long-term affordable/workforce housing for rental and homeownership.
3. Next Steps: Finally, it is recommended that the Board direct the Panel to continue to meet to develop a series of specific recommended actions to be presented to the Board for consideration no later than June 30, 2006.