

## Fairfax County Department of Housing and Community Development

2/13/2006

### Consultant Scope of Work: Affordable/Workforce Housing in High-rise/High-density Areas

**Overview:** The Fairfax County Board of Supervisors recently appointed a panel of experts to develop a policy statement and guidelines for the inclusion of affordable/workforce housing in high-rise and other high-density developments. The panel developed, and the Board subsequently approved, a general statement of policy and guiding principles. The Board has now directed the panel develop a set of specific recommended actions, based on the general policy and guiding principles, by the end of June 2006. The panel, working with the Fairfax County Department of Housing and Community Development, has determined that it requires consulting services to accomplish certain components of this task.

**Scope of Work:** Consultant services are required in the following areas:

1. Economic analysis of affordability in high-rise/high-density developments
  - a. Targeting of affordable/workforce housing to different tiers of incomes, and its economic impact;
  - b. Determining the value of the density "entitlement" a land owner/developer receives when a property is rezoned, including:
    - i. An assessment the declining marginal value of density bonuses;
    - ii. The impact of regulatory concessions from local government; and
    - iii. Recommendations on a tiered model of density bonuses.
  - c. Options for funding high-rise condominium fees for affordable/workforce housing consumers;
2. Economic analysis of the value of regulatory concessions
  - a. Development of a toolbox of regulatory concessions the County could provide to reduce costs in high-rise/high-density developments providing affordable/workforce housing, including but not limited to:
    - i. An assessment of the dollar value of expediting site plan approval;
    - ii. Parking requirements;
    - iii. Utility tap fees.
3. Analysis of unit affordability mix in high-rise/high-density developments
  - a. Recommendations on providing affordable/workforce housing in high-rise buildings with market rate units and in stand-alone structures.