FAIRFAX COUNTY AFFORDABLE DWELLING UNIT (ADU) PROGRAM
SCHEDULE OF ADU PROTOTYPES AND COST ALLOWANCES
Effective Date: November 15, 2007

UNIT DESCRIPTIONS (1)			SIZES (2)			UNIT COSTS						
Type	Bedrooms	Minimum Baths	Minimum Sq. Ft.	Base Sq. Ft.	Maximum Sq. Ft.	Base Sq. Ft. Rate	Base Unit Cost (3)	Site Devel. Cost (4) (9)	Water & Sewer Fees (9)	Total At Base Level	Unfinished Space (5) Sq.Ft.Cost	Adjustments
Single Family												
Detached	0-1	1	480	600	1000	$93.63	$56,178	$16,492	$15,348	$88,018	$15.02	8)
Detached	2	1	725	1000	1150	$68.69	$68,690	$16,492	$15,348	$100,530	$15.02	8)
Detached	3	1.5	925	1100	1250	$73.79	$81,169	$16,492	$15,348	$113,009	$15.02	8)
Detached	4	2	1200	1250	1400	$80.66	$100,825	$16,492	$15,348	$132,665	$15.02	8)
Detached	5	2	1300	1350	1500	$72.29	$97,592	$16,492	$15,348	$129,432	$15.02	8)
Attached	0-1	1	480	600	1000	$89.86	$53,916	$14,712	$14,173	$82,801	$14.08	6,8)
Attached	2	1	725	1000	1150	$65.91	$65,910	$14,712	$14,173	$94,795	$14.08	6,8)
Attached	3	1.5	925	1100	1250	$67.14	$73,854	$14,712	$14,173	$102,739	$14.08	6,8)
Attached	4	2	1200	1250	1400	$67.37	$84,213	$14,712	$14,173	$113,098	$14.08	6,8)
Attached	5	2	1300	1350	1500	$67.14	$90,639	$14,712	$14,173	$119,524	$14.08	6,8)
Multiple Family	0-1	1	300	600	900	$78.85	$47,310	$10,802	7)	7)	NA	6,8)
Multiple Family	2	1	725	900	1000	$60.47	$54,423	$10,802	7)	7)	NA	6,8)
Multiple Family	3	1.5	925	1050	1150	$59.59	$62,570	$10,802	7)	7)	NA	6,8)
Multiple Family	4	2	1200	1200	1300	$57.48	$68,976	$10,802	7)	7)	NA	6,8)
Multiple Family	5	2	1300	1325	1400	$53.01	$70,238	$10,802	7)	7)	NA	6,8)

Notes:

1) Unit types as per Fairfax County Zoning Ordinance definitions.

2) The minimum bedroom size is ninety (90) square feet. However, at least one bedroom must be 100 sq. ft. minimum. For 3 bedroom units and above at least 2 bedrooms must have a minimum of 100 sq.ft.

3) Base Unit Cost will be adjusted upward or downward based on the actual square footage of space built using the following adjustment factors:
   a) Increase above base: Use 50% of square foot cost from base to maximum. Finished space costs apply only up to the maximum floor area allowed.
   b) Decrease below base: Use 75% of square foot cost from base to minimum. Units below minimum floor area are not permitted.
   Unit cost does not include sprinkler system (Actual cost will be allowed when required). Finished space over the maximum can be priced as unfinished space.

4) Site development cost includes on site common area costs such as earthwork, landscaping, amenities, public access and utilities. Proffers and offsite costs are not included as they are part of the land development basis. Special fees paid to a government entity and costs associated with a proffer will be allowed as extras if required to accommodate the ADUs.

5) Unfinished space is not included in maximum allowable size. Unfinished space generally consists of a full or partial basement, garage space or unfinished ground floor space. The cost of unfinished space can be added to base cost and is allowed for actual square footage of unfinished space multiplied by the rate shown.

6) Great House Adjustment: A credit of five (5) percent of total development costs (unit cost, site development cost, fees, plus other adjustments for end units, extra baths, unfinished space cost) can be added to the total for attached and multi-family ADUs. For ADUs developed in the duplex configuration a ten (10) percent credit will be allowed. Duplex and multiplex ADUs will be priced at rates shown above for attached ADUs. To qualify for a Great House credit ADUs must conform to the design guidelines in the addendum entitled ADU Price Adjustments.

7) Water and Sewer Fees: Actual costs will be allowed for multi-family development. Total is dependent upon water and sewer fees for multi-family unit type.

8) See Attachment 1

9) Items will be reviewed as part of a comprehensive review and analysis of Affordable Dwelling Unit Pricing