

## Fund 40180: Tysons Service District

**Focus** On June 22, 2010, the Board of Supervisors (Board) adopted an amendment to the Comprehensive Plan for Tysons. This action was the culmination of a multi-year effort that created a new vision for Tysons as the walkable, transit-oriented downtown for Fairfax County. This vision reflected the status of Tysons as the County's urban center and the powerful economic engine that Tysons brings to both the County and to the Commonwealth.

On March 29, 2011, the Board requested that the Planning Commission, working with staff, develop a process to address financing the infrastructure in Tysons. In response, the Planning Commission reconstituted its Tysons Committee (Committee). The Committee adopted an inclusive process, which included 24 meetings over a period of 17 months. During its deliberations, the Committee sought information and input from all stakeholders. Based upon this input, the Committee developed recommendations, which were then approved by the Planning Commission on September 20, 2012. On October 16, 2012, the Board heard public comment on the Planning Commission's recommendations. The Board endorsed the Planning Commission's funding plan and directed staff to come forward with an item for authorization of a public hearing on the proposed District, and on October 30, 2012, the Board authorized the advertisement of the public hearing for December 4, 2012. The Board then voted to establish the District on January 8, 2013.

The funding plan is a multi-faceted approach to funding transportation infrastructure in Tysons. Funding sources are proposed for each of the four major components of the infrastructure: the grid of streets is proposed to be funded primarily by in-kind and per square foot/per unit road fund contributions from developers/landowners; neighborhood and access improvements and transit are proposed to be funded primarily from public sources; and the Tysons-wide Road Improvements are proposed to be funded primarily by public sources for the projects outside of the boundaries of Tysons and by developer/landowner sources for the improvements inside of Tysons. This fourth category is projected to cost approximately \$506 million in 2012 dollars. Funding for that component is proposed to come from two sources in equal amounts: \$253 million (50 percent) from per square foot/per unit road fund contributions from developers/landowners and \$253 million (50 percent) from a Tysons Service District.

The District has a boundary generally consistent with the Tysons Corner Urban Center, as defined in the Comprehensive Plan. Most of the Tysons-wide Road Improvements are contained within the proposed boundary and the improvements therein would benefit the entire community within Tysons. The Planning Commission also recommended that a Tysons Service District Advisory Board (Advisory Board) be created to aid the Board in developing recommendations related to the annual tax rate for the service district. All Advisory Board members are appointed by the Board.

The District would fund projects that benefit all residential and non-residential landowners within Tysons and initial projects were anticipated to be those that would provide the most benefit to the most properties. The Planning Commission also recommended that the County conduct a review concerning the status of the initial projects, yearly tax rates, future increments of projects and their timing.

The FY 2021 Advertised Budget Plan reflected no change in the tax rate of \$0.05 per \$100 of assessed value based on a staff recommendation. The Advisory Board seconded this approach, and the Board of Supervisors adopted a tax rate of \$0.05 per \$100 of assessed value as part of the FY 2021 Adopted Budget Plan.

### **Pandemic Response and Impact**

County staff will regularly monitor the impact of the COVID-19 pandemic on the real estate market, and the corresponding impacts on assessed values and real estate tax revenues in this fund.

### **FY 2021 Funding Adjustments**

*The following funding adjustments from the FY 2020 Adopted Budget Plan are necessary to support the FY 2021 program. Included are all adjustments recommended by the County Executive that were approved by the Board of Supervisors, as well as any additional Board of Supervisors' actions, as approved in the adoption of the Budget on May 12, 2020.*

FY 2021 funding remains at the same level as the FY 2020 Adopted Budget Plan.

### **Changes to FY 2020 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2020 Revised Budget Plan since passage of the FY 2020 Adopted Budget Plan. Included are all adjustments made as part of the FY 2019 Carryover Review, FY 2020 Third Quarter Review, and all other approved changes through April 30, 2020.*

**Carryover Adjustments** **\$19,747,022**  
As part of the FY 2019 Carryover Review, the Board of Supervisors approved funding of \$19,747,022 based on the carryover of unexpended project balances in the amount of \$18,747,022 and an adjustment of \$1,000,000 to support a connection between central Tysons and the Dulles Toll Road.

**Third Quarter Adjustments** **\$3,000,000**  
As part of the FY 2020 Third Quarter Review, the Board of Supervisors approved funding of \$3,000,000 to support the construction costs associated with the bike and pedestrian improvements at Tysons/Old Meadow Road.

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### FUND STATEMENT

Category	FY 2019 Actual	FY 2020 Adopted Budget Plan	FY 2020 Revised Budget Plan	FY 2021 Advertised Budget Plan	FY 2021 Adopted Budget Plan
<b>Beginning Balance</b>	\$28,105,339	\$15,676,180	\$34,840,508	\$23,489,001	\$20,489,001
<b>Revenue:</b>					
Real Estate Taxes-Current <sup>1</sup>	\$7,923,228	\$8,395,515	\$8,395,515	\$8,999,317	\$8,999,317
Interest on Investments	462,035	0	0	0	0
<b>Total Revenue</b>	<b>\$8,385,263</b>	<b>\$8,395,515</b>	<b>\$8,395,515</b>	<b>\$8,999,317</b>	<b>\$8,999,317</b>
<b>Total Available</b>	<b>\$36,490,602</b>	<b>\$24,071,695</b>	<b>\$43,236,023</b>	<b>\$32,488,318</b>	<b>\$29,488,318</b>
<b>Expenditures:</b>					
Capital Projects	\$1,650,094	\$0	\$22,747,022	\$0	\$0
<b>Total Expenditures</b>	<b>\$1,650,094</b>	<b>\$0</b>	<b>\$22,747,022</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Disbursements</b>	<b>\$1,650,094</b>	<b>\$0</b>	<b>\$22,747,022</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Balance<sup>2</sup></b>	<b>\$34,840,508</b>	<b>\$24,071,695</b>	<b>\$20,489,001</b>	<b>\$32,488,318</b>	<b>\$29,488,318</b>
Pay-As-You-Go (PAYGO) Funding <sup>3</sup>	\$34,840,508	\$24,071,695	\$20,489,001	\$32,488,318	\$29,488,318
<b>Unreserved Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Tax rate per \$100 Assessed Value</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>\$0.05</b>	<b>\$0.05</b>

<sup>1</sup> FY 2021 estimate based on January 1, 2020 assessed values at an adopted tax rate of \$0.05 per \$100 of assessed value.

<sup>2</sup> The ending balance will be accumulating in the form of equity contributions to fund \$253 million toward the District's share of transportation infrastructure improvements in Tysons. The available Pay-As-You-Go (PAYGO) funding will continue to accrue as projects move from design to construction and can span several years until substantial completion.

<sup>3</sup> Current funds available for ongoing project needs in the service district.

**SUMMARY OF CAPITAL PROJECTS**

Project	Total Project Estimate	FY 2019 Actual Expenditures	FY 2020 Revised Budget	FY 2021 Advertised Budget Plan	FY 2021 Adopted Budget Plan
Greensboro Ramp - DTR (2G40-173-000)	\$1,000,000	\$0.00	\$1,000,000.00	\$0	\$0
Rt 123 Widening (Old Courthouse to Rt 7) (2G40-117-000)	2,250,000	0.00	2,250,000.00	0	0
Rt 123 Widening (Rt 7 to I-495) (2G40-116-000)	2,000,000	0.00	2,000,000.00	0	0
Rt 7 Widening (I-495 to I-66) (2G40-150-000)	3,500,000	37,507.72	3,462,492.28	0	0
Rt 7 Widening (Reston Ave - DTR) (2G40-159-000)	8,834,530	0.00	8,834,530.00	0	0
Rt 7 Widening (Rt 123 to I-495) (2G40-118-000)	2,200,000	0.00	2,200,000.00	0	0
Tysons/Old Meadow Rd Bike/Pedestrian Improvements (2G40-149-000)	4,612,586	1,612,586.00	3,000,000.00	0	0
<b>Total</b>	<b>\$24,397,116</b>	<b>\$1,650,093.72</b>	<b>\$22,747,022.28</b>	<b>\$0</b>	<b>\$0</b>