

Fund 30040: Contributed Roadway Improvements

Focus

Fund 30040, Contributed Roadway Improvements, was created specifically to account for proffered developer contributions received for roadway and transportation improvements throughout the County. Developer contributions are based on the developer rate schedule for road improvements in the Centreville, Fairfax Center, Reston, and Tysons area, as well as Tysons Grid of Streets Contributions and Tysons-wide Developer Contributions. These Tysons area contributions will address the traffic impact of new developments associated with growth resulting from the Board of Supervisors' adoption of the Comprehensive Plan for Tysons. The rate schedule is revised periodically based on the Consumer Price Index.

In addition, the County has accepted responsibility for the operations of the Transportation Association of Greater Springfield (TAGS); therefore, in FY 2025, \$186,350 in proffer revenue will be transferred to Fund 40000, County Transit Systems. The transfer amount is based on average annual contributions received from TAGS. This funding supports shuttle bus service in the area of the Franconia/Springfield Metrorail Station.

No project funding has been included in Fund 30040 in FY 2025. Funding will be appropriated at fiscal year-end, consistent with the level of developer proffer revenue received during the fiscal year. This approach reflects conservative project budgeting, recognizing that significant fluctuations can occur from year to year in the pace of development with a resulting impact on proffer contributions. In FY 2025, work will continue on existing and previously funded projects using project balances. Proffer contributions are typically accumulated over several years until a sufficient level of revenue support is achieved for a major improvement. In addition, project expenditures cannot begin until the terms of the proffer contribution are met. Pooled interest is also appropriated at year-end.

A separate reserve exists for each area where contributions are received. These reserves are described below. As specific roadway improvement projects are identified that conform to the appropriate funding parameters within each of these areas, funding is dedicated to the improvements.

- **Centreville Developer Contributions** - Commitments from developers in the Centreville area are included in individual proffer agreements from zoning cases, and rates of contributions vary by case. On March 21, 2023, the Board of Supervisors revised the developer rates for road improvements in the Centreville area from \$7.60 to \$8.09 per gross square foot of non-residential building structure and from \$3,002 to \$3,194 per residential dwelling unit.
- **Countywide Developer Contributions** - This reserve was created to serve as a source of funding for contributions received for roadway improvements throughout the County. Funds are dedicated to specific improvements when required. Many different projects throughout the County are supported by this funding within the following major categories: primary and secondary road improvements, bridge design and construction, intersection/interchange improvements, signal improvements, and transit improvements.

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- **Fairfax Center Developer Contributions** - Commitments from developers in the Fairfax Center area are included in individual proffer agreements from zoning cases, and rates of contributions vary by case. On March 21, 2023, the Board of Supervisors revised the developer rates for road improvements in the Fairfax Center area from \$7.07 to \$7.52 per gross square foot of non-residential building structure and from \$1,567 to \$1,667 per residential dwelling unit. As negotiated in individual proffer agreements, in-kind contributions of an equivalent value for road improvements can also be made in lieu of cash payments.
- **Reston Road Fund Developer Contributions** - Commitments from developers in the Reston area are included in individual proffer agreements from zoning cases, and rates of contributions vary by case. On March 21, 2023, the Board of Supervisors revised the developer rates for road improvements for the Reston Road Fund from \$11.16 to \$11.87 per square foot of non-residential building structure and from \$2,439 to \$2,595 per residential dwelling unit.
- **Tysons Developer Contributions** - This reserve accounts for private sector contributions received for the Tysons area for zoning cases and rates of contributions vary by case. On March 21, 2023, the Board of Supervisors revised the developer rates for road improvements in the Tysons area from \$5.20 to \$5.54 per gross square foot of non-residential building structure and from \$1,154 to \$1,228 per residential dwelling unit.
- **Tysons Grid of Streets Developer Contributions** - This reserve accounts for private sector contributions received for Grid of Streets improvements within the Tysons Urban Area. On March 21, 2023, the Board of Supervisors revised the developer rates for road improvements associated with the Tysons Grid of Streets from \$8.01 to \$8.52 per square foot of non-residential building structure and from \$1,244 to \$1,324 per residential dwelling unit. Developers may elect to construct the transportation improvements outlined in the guidelines in lieu of cash contributions, as negotiated in individual proffer agreements.
- **Tysons-wide Developer Contributions** - This reserve accounts for private sector contributions received for Tysons-wide transportation improvements. Funding in this project is for improvements outlined in the Tysons Comprehensive Plan Amendment approved by the Board of Supervisors on December 4, 2012. On March 21, 2023, the Board of Supervisors revised the developer rates for road improvements for the Tysons-wide area from \$7.02 to \$7.47 per gross square foot of non-residential building structure and from \$1,244 to \$1,324 per residential dwelling unit.

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Changes to FY 2024 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2024 Revised Budget Plan since passage of the FY 2024 Adopted Budget Plan. Included are all adjustments made as part of the FY 2023 Carryover Review and all other approved changes through December 31, 2023.

Carryover Adjustments

\$49,883,424

As part of the *FY 2023 Carryover Review*, the Board of Supervisors approved an increase of \$49,883,424 due to the carryover of unexpended project balances in the amount of \$47,418,877 and an adjustment of \$2,464,547. This adjustment is based on actual revenue received in FY 2023 in the amount of \$936,620 and interest earnings of \$1,527,927.

A Fund Statement and a Summary of Capital Projects are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project).

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FUND STATEMENT

Category	FY 2023 Actual	FY 2024 Adopted Budget Plan	FY 2024 Revised Budget Plan	FY 2025 Advertised Budget Plan
Beginning Balance	\$50,822,357	\$0	\$49,706,791	\$0
Revenue:				
Centreville Developer Contributions	\$0	\$0	\$0	\$0
Countywide Developer Contributions	143,196	179,192	179,192	186,350
Fairfax Center Developer Contributions	0	0	0	0
Reston Road Fund Developer Contributions	0	0	0	0
Tysons Developer Contributions	25,647	0	0	0
Tysons Grid Concept	0	0	0	0
Tysons Grid of Streets Developer Contributions	901,777	0	0	0
Tysons Metrorail Access Management	0	0	0	0
Tysons-wide Developer Contributions	0	0	0	0
Pooled Interest ¹	1,527,927	0	0	0
Total Revenue	\$2,598,547	\$179,192	\$179,192	\$186,350
Total Available	\$53,420,904	\$179,192	\$49,885,983	\$186,350
Total Expenditures²	\$3,580,113	\$0	\$49,706,791	\$0
Transfers Out:				
County Transit Systems (40000) ³	\$134,000	\$179,192	\$179,192	\$186,350
Total Transfers Out	\$134,000	\$179,192	\$179,192	\$186,350
Total Disbursements	\$3,714,113	\$179,192	\$49,885,983	\$186,350
Ending Balance^{4,5}	\$49,706,791	\$0	\$0	\$0

¹ Pooled Interest is earned on annual contributions as well as accumulated fund balance.

² In order to account for revenues and expenditures in the proper fiscal year, audit adjustments are reflected as an increase of \$176,633.58 to FY 2023 Total Expenditures to record expenditure accruals. This impacts the amount carried forward resulting in a decrease of \$176,633.58 to the *FY 2024 Revised Budget Plan*. The projects affected by this adjustment are 2G40-034-000, Countywide Developer Contributions; 2G40-035-000, Tysons Developer Contributions; and 2G40-058-000, Tysons-wide Developer Contributions. The Annual Comprehensive Financial Report (ACFR) reflects all audit adjustments in FY 2023. Details of the audit adjustments will be included in the FY 2024 Third Quarter Package.

³ Represents funds to support Fairfax Connector shuttle bus service in the Franconia-Springfield area.

⁴ Capital projects are budgeted based on the total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

⁵ The \$49.7 million FY 2023 ending balance meets capital project requirements in FY 2024 and future years. Proffered contributions cannot be expended until the terms of the proffer are met and until multiple contributions can be aggregated to meet total estimated costs of a project. As a result, a proffered contribution may be held in balance for several years, earning interest.

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SUMMARY OF CAPITAL PROJECTS

Project	Total Project Estimate	FY 2023 Actual Expenditures	FY 2024 Revised Budget	FY 2025 Advertised Budget Plan
Centreville Developer Contributions (2G40-032-000)		\$0.00	\$913,028.54	\$0
Countywide Developer Contributions (2G40-034-000)		174,772.43	19,034,063.06	0
Fairfax Center Developer Contributions (2G40-031-000)		0.00	5,039,286.86	0
Reston Road Fund Developer Contributions (2G40-147-000)		0.00	189,449.00	0
Tysons Developer Contributions (2G40-035-000)		303,517.60	5,032,148.43	0
Tysons Grid Concept (2G40-038-000)		0.00	189,876.88	0
Tysons Grid of Streets Developer Contributions (2G40-057-000)		3,087,401.20	13,443,232.65	0
Tysons Metrorail Access Management (2G40-040-000)		0.00	395,852.09	0
Tysons-wide Developer Contributions (2G40-058-000)		14,421.89	5,469,852.99	0
Total	\$0	\$3,580,113.12	\$49,706,790.50	\$0