

Response to Questions on the FY 2014 Budget

Request By: Supervisor Herrity

Question: Please provide an exact accounting of the \$3 per square foot of non-residential development in Tysons which will be set aside in a “housing trust fund”. What will this funding be used for? What projects are already being planned? What projects are slated to be planned? Please give as many details as possible.

Response: To date, there have been no contributions to affordable housing as a result of proffers associated with non-residential development in Tysons. No contributions are anticipated to be made until late 2016 at the earliest, depending on market conditions and construction progress. According to the Department of Planning and Zoning, the Board of Supervisors has approved, to date, three projects in Tysons that have proffered to the provision of a non-residential cash contribution for affordable housing. The proffer language in all three cases calls for the developer to phase the payment of the non-residential cash contribution on a per building basis to coincide with the issuance of the non-residential use permits. In addition, payments to the fund may occur as a single, lump sum payment of \$3.00 per square foot per building or, alternatively, some proffers allow for the payments to occur over time at the rate of \$0.25 per square foot per year for a period of 16 years. It is anticipated that the funds will be dedicated within Fund 40300, Housing Trust Fund for affordable housing projects in Tysons. With the first payments not likely to occur for several years, and the payments being phased over time, it is difficult to project the amount and timing of contributions. Once one or more of the non-residential buildings associated with these proffers have advanced to construction and approach occupancy, staff will be in a better position to estimate the availability of funding to support affordable and workforce housing.

The proffer language in the approved Tysons applications, as well as the Comprehensive Plan language for the Tysons Urban Center, stipulates that such funds will be used to create affordable and workforce housing in Tysons. At this time, no specific affordable housing project in Tysons has been identified as it will be many years before there are adequate funds which can be used to support such a project, either on behalf of Fairfax County or as part of a public/private partnership.