

Planning Commission Workshop  
March 9, 2017  
Questions and Follow-up Responses

1. All of the March 9<sup>th</sup> Workshop Presentations have been posted on the County website at:  
<http://www.fairfaxcounty.gov/dmb/fy2018/advertised/cip/planning-commission-workshop.htm>

2. What is the proposed bus route plan for Lee Highway?

[See attachment 1](#)

3. What is the backlog of deferred maintenance for FCPS?

According to Facilities Management the current backlog of deferred maintenance is approximately \$264M – this is only inclusive of items which are in need of repair not due to life cycle. Facilities Management only has sufficient funds to cover emergency repairs as well as the replacement of items which can no longer be repaired. Due to budget constraints, the PM (preventative maintenance) teams were eliminated more than 12 years ago, which has severely impacted the ability to extend the life cycle of certain materials and equipment. The Facilities Management Branch will be issuing a more thorough report in the near future.

4. When will single wide trailers be phased out?

There are very few full time classes held within single trailers, especially at the elementary level. In fact, of the 811 temporary classrooms being currently used within FCPS, only 356 (or 43%) are in single units. While we are trying to eliminate as many of the singles as possible it is not likely that we will ever eliminate each unit. There are many instances why a single unit is used – typically due to code, site constraints or other issues.

5. Indicate when schools were built in the CIP

The FCPS CIP does list the year that each school was constructed (pages 115 to 130) as does the Facilities & Enrollment dashboard

6. Please provide the Planning Commission with updates to the Turf Field Study.

The EPA status report on Recycled Tire Crumb can be found at <https://www.epa.gov/chemical-research/december-2016-status-report-federal-research-action-plan-recycled-tire-crumb-0>

The Washington State Department of Health issued their report on the Investigation of Reported Cancer Among Soccer Players in Washington State in January of 2017. The full Washington State Department of Health report can be found at:  
<http://www.doh.wa.gov/Portals/1/Documents/Pubs/210-091.pdf>

The FCPA will provide any additional updates on Turf Field Crumb Rubber as they become available.

7. Can you provide a list of the parks without cell phone coverage (specifically in the Mt Vernon area)?

Park Operations staff is working on providing a list of parks where they experience cell phone coverage difficulties. This information may not be available until later in the week. It should be noted that the problem could be with individual telephone carriers (AT&T, Sprint, Verizon T-Mobile, etc.)

8. What percentage of the County is being served by septic?

There are 21,000 homes served by septic systems, approximately 5% of the County.

9. Are Developer Default project increasing?

The Developer Default program is necessitated by economic conditions surrounding the construction industry that result in some developers not completing required public facilities, including acceptance of roads by the state, walkways and storm drainage improvements. Land Development Services (LDS) currently identifies between 2 and 3 projects for resolution per year. General Fund monies are required to supplement these type of projects when the developer bond is not sufficient. The amount of Develop default projects has remained fairly constant in recent years; however, due to General Fund budget constraints, it can take several years to accumulate enough funding to complete a developer default project and the backlog of projects in the queue can grow. As part of the Adopted CIP, the language on page 96 will be clarified.

10. What are the terms of the Kennedy Shelter Lease?

The existing Eleanor Kennedy Shelter is located at 9155 Richmond Highway, Fort Belvoir, Virginia. The shelter provides temporary emergency shelter and services including hypothermia center, case management, health care services, housing, and employment search assistance to homeless unaccompanied individuals; it currently has 38 beds in the male dormitory and 12 beds in the female dormitory. The Eleanor Kennedy Shelter is located in a two story building originally constructed in 1918 as a water pumping station on the Fort Belvoir Army Installation. The building was dedicated as a shelter in 1978 and was last renovated in 1986. The building and site are leased to Fairfax County from the Department of the Army for the shelter use. The building and its structures on site are listed in the Virginia Landmarks Register and the County Inventory of Historic Sites. The building and site are further located within the 100-year flood plain and a Resource Protection Area and are subject to conditions that will permit the current use but limit further development on the site.

The Original Lease (OL) for the Kennedy Shelter was signed June 26, 1986 and was extended by Supplemental Agreements (SA) for either one, two or five year periods through September 30, 2016. The latest lease agreement is for five years and will expire September 30, 2021.

Staff has no reason to believe that the lease of this building will not continue indefinitely. However, two concepts have been developed during the feasibility study period of the project. Concept A provides a comprehensive program that includes required spaces to support existing programs, expand the hypothermia program, add a modest medical respite program, and



add a long term supportive apartment housing program. Concept B provides a more modest program that includes the required spaces to support the existing programs and adds a modest medical respite program, but limits the scope to renovation of the interior of the existing building and conformance to the existing building and site parameters.

Funding for either option was approved as part of the 2016 Human Services and Community Development Bond Referendum. Staff continues to study the options for renovating or relocating the shelter.

11. How was the Merrifield Center funded (questions was raised during the discussion regarding the Diversion First Program)?

The Merrifield Human Services Center was funded by multiple funding sources including a real estate exchange and development agreement between County and Inova Health Services. The multi-phase agreement provided for the Merrifield center site, common infrastructure for the shared development, and partial funding towards the project. Additional funding was provided through the General Fund, Human services General Obligation Bonds and Economic Development Authority bonds.

12. What are the different sources of funding that support the Housing Capital Program?

The sources supporting HCD's operations and capital activities include County funds, FCRHA revenue bonds, federal grants, private capital, revenue from program operations (e.g., developer fees, rent from tenants of housing owned by the FCRHA and income from repayment of loans) and interest income. As a result of these multiple, complex funding streams, HCD administers 20 funds. Some funds are appropriated by the Board of Supervisors, while others are allocated by the FCRHA.

The County pays for approximately 25 percent of HCD's staff, with the balance paid for by FCRHA revenue and federal funding. In the FY 2018 Advertised Budget, a total of nearly \$5 in non-local funds are invested in HCD for every \$1 invested by the County. All funds are included in the budget in order to provide a complete financial overview. These 20 funds encompass all of the operations of HCD/FCRHA with the exception of several housing developments that are operated by outside management companies under contract with the FCRHA and/or are owned by the FCHRA in partnership with private investors. Separate financial records are maintained for these developments.

County funds are allocated to Fund 30300, The Penny for Affordable Housing Fund, formerly known as the Housing Flexibility Fund, which was established in FY 2006 and is designed to serve as a readily available local funding source with the flexibility to preserve and promote the development of affordable housing. For fiscal years 2006 through 2009, the Board of Supervisors (BOS) dedicated revenue commensurate with the value of one cent from the Real Estate tax rate to the Preservation of Affordable Housing, a major County priority. From FY 2010 onward, the BOS reduced annual funding to Fund 30300, by 50 percent or to a half penny in order to balance the budget for reductions. In addition to tax support, this fund also receives dedicated support from the Wedgewood Apartments property (Mason District) and Affordable Housing Partnership

Program loan repayments. The majority of the "half penny" contribution goes to debt service on the Wedgewood and Crescent Apartments (Hunter Mill District) properties.

Uses of funds include the preservation and creation of affordable housing opportunities, affordable housing for seniors, the disabled, workforce housing, the Bridging Affordability program, the Housing Blueprint project which provides partial funds toward the purchase/and or rehabilitation of low income housing critical for the Board's Economic Success Plan, in addition to the annual debt service payments for Wedgewood and Crescent Apartments. From FY 2006 through FY 2016, the fund has provided a total of \$186.9 million for affordable housing in Fairfax County, which has resulted in the development or rehabilitation and preservation of 2,047 homes that are affordable to low and moderate income Fairfax County families.

**Attachment 1**  
**Existing and Proposed Bus Service on US-29**  
**As Of March 10, 2017**

Existing Service

- *Metrobus 1B Wilson Boulevard – Vienna*
  - Serves US-29 between Fairview Park Drive and Gallows Road
  - No changes proposed
- *Metrobus 1C Fair Oaks – Fairfax Boulevard*
  - Serves US-29:
    - Between Pickett Road and Main Street
    - Between Jermantown Road and Ridge Top Road
  - No routing changes proposed; slight reduction in service levels proposed
- *Metrobus 2A Washington Boulevard – Dunn Loring*
  - Serves US-29 between City of Falls Church boundary and Gallows Road
  - No changes proposed
- *Metrobus 2B Fair Oaks – Jermantown Road*
  - Serves US-29:
    - Between Gallows Road and Nutley Street
    - Between Vaden Drive and Blake Lane
  - No routing changes proposed; slight reduction in service levels proposed
- *CUE Gold 1/Gold 2*
  - Serves US-29:
    - Between Blake Lane and Fairfax Boulevard
    - Between Draper Drive and Warwick Avenue (City of Fairfax)
    - Between Main Street and Jermantown Road (City of Fairfax)
  - No changes proposed
- *CUE Green 1/Green 2*
  - Serves US-29 between Old Lee Highway and Eaton Place (City of Fairfax)
  - No changes proposed
- *Connector 630 Stringfellow Road – Centreville*
  - Serves US-29 between Pickwick Road and Centrewood Drive
  - No changes proposed
- *Connector 631 Stringfellow Road – Centreville*
  - Serves US-29 between Union Mill Road and Pickwick Road
  - No changes proposed

Proposed Service

- *Connector 313 Fair Oaks – Franconia-Springfield via Judicial Center*
  - Serves US-29:
    - Between Main Street and Jermantown Road (City of Fairfax)
    - Between Jermantown Road and Ridge Top Road
  - Proposed in 2016 Transit Development Plan (TDP) for implementation in June 2017.
- *Connector 464 Vienna South Feeder*
  - Serves US-29 between Mainstone Drive and Nutley Street

**Attachment 1**  
**Existing and Proposed Bus Service on US-29**  
**As Of March 10, 2017**

- Proposed in 2016 TDP for implementation in Fiscal Year 2019.
- *Connector 610 Centreville – George Mason University*
  - Serves US-29:
    - Between Main Street and Jermantown Road (City of Fairfax)
    - Between Jermantown Road and Ridge Top Road
    - Between Legato Road and Stringfellow Road
    - Between Centreville Farms Road and Centrewood Drive
    - Between Machen Road and Stone Road
  - Proposed in 2016 TDP; implementation date not set (funding not identified)
- *Connector 901 Herndon – Centreville*
  - Serves US-29 between Centrewood Drive and Stone Road
  - Proposed in 2016 TDP; implementation date not set (funding not identified)