

The Fairfax County  
**FEDERATION**  
of Citizens Associations *Established 1940*

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September 2013

**THE BULLETIN**

Volume 63, Number 1

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**Federation Membership Meeting**

**Thursday, September 19, 2013**

**7:30 p.m.**

**Mason Government Center**

6507 Columbia Pike, Annandale, VA 22003

**Topics: Residential Studios, County Library Plan**



**Federation Board Meeting**

September 26, 2013, at 7:30 p.m.

Braddock Hall

9002 Burke Lake Road, Burke, VA

**New at the Federation Website**

**Transportation:** Announced July 10 meeting and workshop on Fairfax County's Countywide Transit Network Study, with link to County website that has the presentation charts.

**Twitter**

If any of the district councils or member organizations have twitter accounts, the Federation wants to follow them. We suggest that they also follow the Federation. For example, @SullyDistrict is following @TheFCFCA.

**Visit us at**

***www.FairfaxFederation.org***

**See us also on Facebook:** Search for "Fairfax Federation", click on "See more results", and select "Fairfax Federation" with the Packard Center sign (as logo) from the list of alternatives.

***President's Message***

Greetings: Federation Members, Officers, and Board Members

As another summer winds its way into fall, with schools reopening, and vacations ending, the Federation held its first board meeting of the fiscal year on August 22. We had a busy session on a number of important issues. Moreover, Federation officers, board members and committees have been active on a number of issues affecting our members throughout the summer.

The Land Use Committee has been working on the County's proposed amendment to the Zoning Ordinance that would encourage the construction of residential studio apartments throughout the county. See the discussion on pages 6 and 7 of the September Bulletin. The Federation has met with County Staff and housing advocates to identify improvements to the proposal. On August 22, the Board adopted a resolution on residential studios that will be considered by the Membership on September 19. I strongly urge attendance at this meeting, as it is important the County adopts an ordinance that will be successful at bringing more affordable housing options to market, while protecting the stability of our neighborhoods.

Also, the Human Services Committee has been examining new Internet-based tools to reach out to our members and county residents of all ages. Watch for more information in the future. The Environment Committee has been working with Jim Phelps, Federation representative to the Engineering Standards Review Committee, on the issue of whether Fairfax County should take responsibility for maintenance of residential storm water facilities, with the costs paid by taxes. The Membership Committee, led by our former president Tania Hossain and our 1<sup>st</sup> VP Ed Wyse, has been reaching out to current and future Federation members.

All of these efforts occur because some county residents regularly donate their time, skills and experience to advance the interests of the Federation's members and to preserve and enhance the quality of life in one the Nation's most special places to live – Fairfax County, Virginia. Please consider joining their efforts by attending a Federation membership meeting or by nominating a representative to one of our committees. We are only as strong as our volunteers. We need your help. Thank you.

Rob

FCFCA Calendar 2013-2014				
Membership Meeting			Board Mtg	
Date	Program	Location	Date	Location
2013				
Jul	no meeting	—	—	—
Aug	no meeting	—	22-Aug	Braddock Hall
19-Sep	Membership discussion and vote on Federation resolutions (Resident Studios, Library Beta Plan, Lake Braddock Cell Phone Tower)	Mason Governmental Center	26-Sep	Braddock Hall
17-Oct	Public Safety—New Police Chief (or Nov) Forum with Fairfax District Councils of Community Associations	Mason Governmental Center	24-Oct	Braddock Hall
21-Nov	Legislative Package (or Oct)	Mason Governmental Center	—	—
12-Dec	no meeting	—	5-Dec	Marco Polo Restaurant
2014				
23-Jan	School Budget (or Feb or Mar)	Room 5055 at Gatehouse	30-Jan	Hidden Oaks Nature Center
20-Feb	Environment	TBD	27-Feb	Hidden Oaks Nature Center
27-Mar	County Budget	TBD	20-Mar	Hidden Oaks Nature Center
10-Apr	Report from Richmond	TBD	24-Apr	Hidden Oaks Nature Center
15-May	Annual Meeting; Election of Officers	TBD	22-May	Hidden Oaks Nature Center
19-Jun	Picnic, Installation of Officers, State of Fairfax	Annandale Community Park	26-Jun	TBD

- Braddock Hall is at 9002 Burke Lake Road, Burke
- All meetings start at 7:30 pm, except the picnic, which starts at 6:30 pm.

**The Bulletin (our newsletter) is distributed one week before the Membership Meeting.  
The deadline for submissions to *The Bulletin* is the first day of the month of the Membership Meeting.**

### **Do you want to have an impact?**

The Federation is as strong as its voice, and the Federation's many committees make up its collective voice. If you are interested in serving on any of the committees that make up the backbone of the Federation please contact the committee chairs, listed below, using the following email addresses:

Budget: Linda Boone & Rob Jackson .....	<a href="mailto:FedBudgetChr2014@fairfaxfederation.org">FedBudgetChr2014@fairfaxfederation.org</a>
Citizen Association Services: Don Hinman .....	<a href="mailto:FedAssociationServicesChr2014@fairfaxfederation.org">FedAssociationServicesChr2014@fairfaxfederation.org</a>
Education: Ed Saperstein & Tim Thompson ..	<a href="mailto:FedEducationChr2014@fairfaxfederation.org">FedEducationChr2014@fairfaxfederation.org</a>
Environment: Flint Webb .....	<a href="mailto:FedEnvironmentChr2014@fairfaxfederation.org">FedEnvironmentChr2014@fairfaxfederation.org</a>
Human Services: Cherie Tripp Lejeune & Morgan Jameson.....	<a href="mailto:FedHumanServicesChr2014@fairfaxfederation.org">FedHumanServicesChr2014@fairfaxfederation.org</a>
Land Use: Fred Costello & Matthew Bell.....	<a href="mailto:FedLandUseChr2014@fairfaxfederation.org">FedLandUseChr2014@fairfaxfederation.org</a>
Legislation: Frank Anderson & Bill Barfield.....	<a href="mailto:FedLegislationChr2014@fairfaxfederation.org">FedLegislationChr2014@fairfaxfederation.org</a>
Membership: Tania Hossain.....	<a href="mailto:FedMembershipChr2014@fairfaxfederation.org">FedMembershipChr2014@fairfaxfederation.org</a>
Public Safety: Daniela Cockayne .....	<a href="mailto:FedPublicSafetyChr2014@fairfaxfederation.org">FedPublicSafetyChr2014@fairfaxfederation.org</a>
Resolutions: Bill Hanks .....	<a href="mailto:FedResolutionsChr2014@fairfaxfederation.org">FedResolutionsChr2014@fairfaxfederation.org</a>
Transportation: Karen Camplin & Jeff Parnes.....	<a href="mailto:FedTransportationChr2014@fairfaxfederation.org">FedTransportationChr2014@fairfaxfederation.org</a>

The committees conduct the bulk of their business by email and formulate positions and suggest actions for consideration by the Board and by the Federation members. They also provide inputs to the Federation's legislation and budget presentations. Here's a chance to make a mark in an area of your interest. Join us in making our County a better place to live!

### E-Zpass On-the-Go

As of September 7, 2012, VDOT launched the E-Zpass On-the-Go which will allow customers to obtain E-Zpass transponders at various locations of the AAA Mid-Atlantic, Wegmans and Giant, the program's first retail partners.

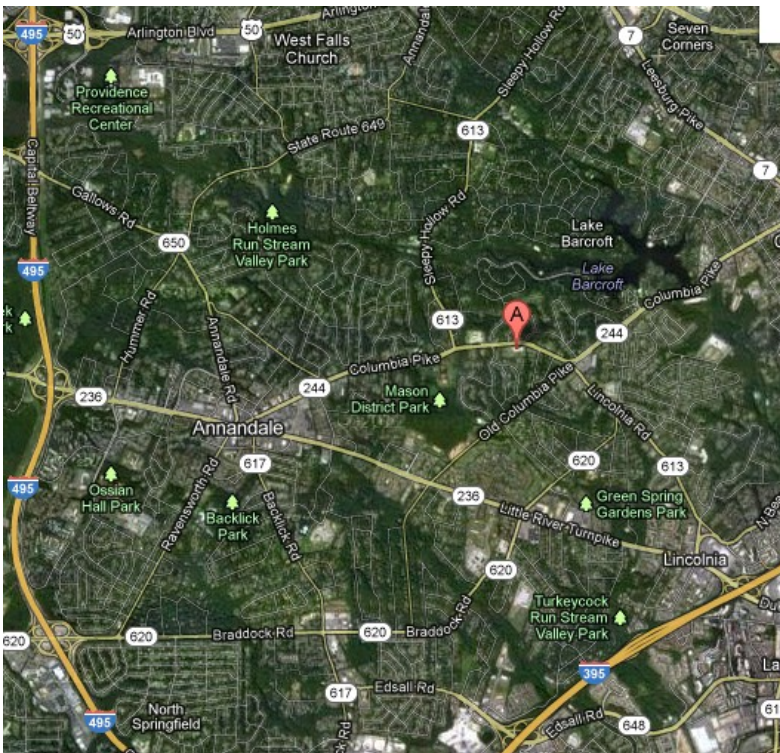
E-Zpass is an electronic toll-collection system that makes paying tolls fast and easy for drivers through the use of a transponder, which automatically deducts tolls from an account that can be connected to the user's bank or credit-card accounts. E-ZPass Flex is a new transponder that works like a typical E-ZPass, with an additional function that permits free use of the Interstate 495 Express Lanes (Capital Beltway) in Northern Virginia for vehicles with three or more occupants. Drivers simply pay \$35, and the E-ZPass can be used immediately with a \$15 toll credit. An additional \$20 is available for tolls when the transponder is registered online at [www.EZPassVA.com](http://www.EZPassVA.com) or by telephone at 877-762-7824 or 800-828-1120 (for TTY users) before or after its first use. For new transponders, a monthly fee will be charged: 50 cents for each Standard transponder and \$1 for each Flex transponder.

### Interested in Criminal Justice Issues?

The Federation is seeking a representative to the Criminal Justice Advisory Board (CJAB). If you, or anyone who is active in the community, is interested in serving as the Federation's appointee to the CJAB, please send an email to the Federation's Second Vice President indicating your interest and any other information about your community experience. Please also send a resume or CV to [Fed2ndVP2014@fairfaxfederation.org](mailto:Fed2ndVP2014@fairfaxfederation.org). This position works with the police and sheriff's offices as well as the courts bringing the community perspective to law enforcement activities. The time commitment for this position can be, as a minimum, to attend monthly meetings of the CJAB and make a short report of CJAB activities to the Federation during the year. If you wish to be more involved you can be as active as you want. This is an exciting appointment and you will learn much about issues related to the criminal justice system in the county and commonwealth. Please consider helping the Federation by volunteering to serve on the CJAB.

### **Directions to the Mason Government Center**

From I-495 (the Beltway), Take the Little River Turnpike East towards Annandale exit. Follow Little River Turnpike into Downtown Annandale. Turn LEFT at the traffic light at John Marr Drive. At the next traffic light, turn RIGHT onto Columbia Pike. Follow Columbia Pike past the Mason District Park (on your right). The Mason Governmental Center is on your right, 0.5 miles past the park entrance (in the same building as the Police Station).



### **Fairfax County Federation of Citizens Associations**

P.O. Box 3913, Merrifield, VA 22116-3913

[www.fairfaxfederation.org](http://www.fairfaxfederation.org)

**2013-2014 President:** Rob Jackson

**Newsletter Editor:** Frederick A. Costello

*The Bulletin* is the newsletter of the Federation. It is usually published monthly, except in August. The purpose is to provide information to member communities; federal, state, and local officials; and other interested persons. Articles reflect the view of their author and may be reprinted with the use of the following citation: "*The Bulletin* of the Fairfax County Federation of Citizens Associations".

Please contact Fred Costello with newsletter name and email address changes, comments, or suggestions at [FedBulletinEditor2014@fairfaxfederation.org](mailto:FedBulletinEditor2014@fairfaxfederation.org) or 703-620-4942.

#### **Federation Meeting Cancellation Policy**

If either Fairfax County Government or Schools are closed after 12:00 noon the day of a Federation membership meeting, or if it is announced that Fairfax County Government or Schools will be closed the day after a scheduled Federation membership meeting due to inclement weather or other emergency, the Federation will not hold that event. This does not pertain to regularly scheduled closures. Membership meetings will not be rescheduled, although speakers may be asked to attend an upcoming meeting. We will make every attempt to post the cancellation on [www.fairfaxfederation.org](http://www.fairfaxfederation.org) or, for more information, you can call 703-620-4942.

### **Reorganization of the County Libraries**

The county libraries will be experimenting with a new method of working, relying more on the Internet and electronic media. The new method will reduce costs. The library claims that services will not be reduced, although the public has been skeptical. The library has already eliminated some services including text-a-librarian, test proctoring, online homework tutoring, and grant writing support. Some of the pros and cons of the new method are well presented in the article:

<http://annandaleva.blogspot.com/2013/07/cost-cutting-measures-mean-reduced.html>.

For answers to frequently asked questions, see:

<http://www.fairfaxcounty.gov/library/news/changes.htm>

The current plan calls for testing the new method at the Burke and Reston libraries.

The 26-page strategic plan for the library can be found at <http://www.fairfaxcounty.gov/library/news/strategicplan.pdf>. This plan describes the library mission as providing books, story-time programs, and Internet access; but also providing a variety of services and access to a multitude of resources. Chief among them are early literacy services; programming for children and adults; a clean, safe place to read, work, study and collaborate; written materials in a variety of formats including print, large print, audio and electronic, public access computers, WiFi capabilities, online resources and an app for handheld devices. The mission is not to provide these services and resources. Rather, it is through these services and resources that the library strives to fulfill its mission to "educate, enrich and empower our diverse community."

Because there is considerable concern about the planned changes, the Federation has formed an ad hoc committee to gather the facts and present a report at the September 19 Federation membership meeting.

### **Maintenance of Storm Water Facilities**

Storm Water management issues are caused by changes in State regulations and a desire to "clean up" the County's Public Facilities Manual. All of the County's Engineering Standards Review Committee (ESRC) meetings in 2013 have dealt with these issues exclusively. None of the proposed changes affect the level of pollutant discharge to the Chesapeake Bay from Fairfax County.

One of the ESRC's recommendations calls for the takeover of the maintenance of existing residential Storm Water management areas currently maintained by individuals or homeowners associations. This transfer of maintenance responsibility would only affect some HOAs and individual homeowners having ownership of special storm water holding facilities. It would not affect industrial, commercial, or dual use (commercial and residential) storm water management systems. They would continue to maintain their individual systems. This issue was brought to the attention of and discussed with the Federation Board in April. As a result of this meeting, the Federation recommended against this takeover because it would cause all taxpayers to fund benefits for only some residents; however, we now have additional information and will discuss this issue further at the September 26, 2013, Federation Board meeting

### **Current Federation Members**

The Federation welcomes all citizens associations in Fairfax County to join in membership in our collective effort to be an effective voice on behalf of residents to local, state, and federal officials. For your convenience, our membership application is located on the last page of this newsletter and online at

[www.fairfaxfederation.org/membership1.htm](http://www.fairfaxfederation.org/membership1.htm).

Current members are:

Adams Walk Homeowners Association  
 Amberleigh Homeowners Association  
 Annandale Acres Citizens Association  
 Barcroft Square Homeowners Association  
 Bel Air Civic Association  
 Chantilly Farm Home Owners Association  
 Chantilly Highlands Homes Association  
 Civic Assoc of West Springfield Village  
 Colvin Glen Citizens Association  
 Country Club View Civic Association  
 Glen Havens Farms  
 Groveton Civic Association  
 Hillbrook Civic Association  
 Holmes Run Acres Civic Association  
 Huntington Community Association  
 Huntington Grove II HOA  
 Innisfree Community Association  
 Jefferson Manor HOA  
 Lafayette Village Community Association  
 Mantua Citizen's Association  
 McLean Citizens Association  
 Middle Run Estates HOA  
 Middleridge Civic Association40  
 Montebello Condominium Unit Owners Associ  
 North Springfield Civic Association  
 Oak Hill Citizens Association  
 Oakwood Estates at Manderley  
 Parklawn Civic Association  
 Pimmit Hills Citizens Association  
 Potomac Hills Citizens Association  
 Ravensworth Farm Civic Association, Inc.  
 Ravenwood Park Community Association  
 Reston Citizens Association  
 Skyline House Unit Owners Association  
 Sleepy Hollow Citizens Association  
 Stone Haven Civic Association  
 Stratford on the Potomac  
 Sunset Manor Civic Association  
 Townes of Coppermill POA  
 Truro Homes Association  
 Tysons Manor HOA  
 Virginia Run Citizens Association  
 Walnut Hill HOA  
 Waynewood Citizen Association  
 Wilburdale Civic Association

### **Keep Your Association Information Up-to-Date**

Fairfax County lists approximately 2500 Community Associations (<http://www.fairfaxcounty.gov/library/internet/assoc.htm>). Be sure your association keeps its contact information up to date, using <https://www.fairfaxcounty.gov/opa/hoaupdate.htm>.

## Membership Meeting Minutes

Thursday, June 27, 2013

[Draft to be submitted for approval on 9/19/2013](#)

The June 2013 meeting of the Membership of the Fairfax County Federation of Citizens Associations was the annual picnic meeting, held at the Annandale Community Park. The picnic, which began at 6:30 p.m., was a great opportunity for sharing thoughts with others.

### Program

Vice Chairman of the Board of Supervisors and Mason District Supervisor Penny Gross attended the picnic and gave the keynote address. She noted that Chairman of the Board of Supervisors Sharon Bulova, who was unable to attend, would have given a State of the County address. Ms. Gross said she would not try to replicate that and noted that Ms. Bulova had made a State of the County address earlier this year which is available online and urged us to view it if we have not yet. (Note: Available at [www.fairfaxcounty.gov/cable/channel16/chairman\\_state\\_of\\_the\\_county.htm](http://www.fairfaxcounty.gov/cable/channel16/chairman_state_of_the_county.htm))

Ms. Gross announced that she has appointed a study group for the revitalization of Seven Corners, the first shopping center in the county, dating from the 1950's. She reminded us that we are on the eve of the next budget year and the next semi-annual real estate tax payment. She urged us to take advantage of the many free park concerts taking place this summer.

Delegate Mark Keam, 35<sup>th</sup> House District, congratulated new president Rob Jackson, thanked Tania Hossain for her service as past president, and noted that he himself is a former HOA president. He appreciates the grassroots work of volunteer associations and the advice that they provide to our legislators.

Congressman Gerry Connelly, a former president of the Federation, had planned to attend and address the group but had a late conflict. His Fairfax Outreach Director, Mike Collins, did attend. He told us that the congressman regretted being unable to attend and supports our efforts to serve the people. Mike asked that we keep him informed of our activities.

Tania opened the floor to membership and committee reports.

Alan Ruof of Huntington Community Association thanked the Federation for supporting its efforts to secure support for the bond referendum to fund a levee in the Huntington flood zone.

John Birch noted that his neighborhood's common area has a gifted park for which there is no maintenance money, hence the gardens are deteriorating. He sought advice how to address the issue.

Art Wells relayed that the Braddock District Council's Committee on Aging sponsored a program on Medicare at its June 19 meeting that was quite informative and well attended.

Cherie Lejeune asked us to look into the NextDoor app, a private social network that implements the neighbor-to-neighbor information sharing concept that she has been advocating. Our own Jeff Parnes, apart from his Federation, district council, and association duties, is leading the NextDoor effort in his Chantilly neighborhood. In fact, it is the largest county implementation to date.

Tania Hossain reported that this past year the Federation has helped one association to revive and has helped several others

to update their bylaws. She reminded us that this is one of the services that the Federation makes available to its members.

President Tania Hossain called the formal meeting to order at 7:30 p.m.

**Installation of Officers:** Supervisor Gross administered the oath of office to the officers who had been elected at the May membership meeting to serve for the period July 1, 2013 to June 30, 2014. Those taking the oath were:

Position	Name	Residence Location
President	Rob Jackson	McLean
First Vice President	Ed Wyse	Springfield
Second Vice President	Bill Barfield	Braddock
Recording Secretary	Linda Boone	Annandale
Corresponding Secretary	Fred Costello	Reston
Treasurer	Scott Schlegel	McLean

### Administrative and Organizational Actions

*The Bulletin* (Newsletter): Fred Costello, Editor—Newsletter articles are due to the editor by June 30.

Appointment and Approval of Committee Chairs, Newsletter Editor, and Webmaster:

Newly installed President Jackson nominated the following slate for board positions. The slate was approved by voice vote of incoming officers and active district council representatives.

Committee or Position	Nominee
Budget .....	Rob Jackson & Linda Boone
Citizens Association Services .....	Don Hinman
Education.....	Tim Thompson & Ed Saperstein
Environment.....	Flint Webb
Human Services.....	Morgan Jameson & Cherie Tripp Lejeune
Land Use.....	Matt Bell & Fred Costello
Legislation.....	Frank Anderson & Bill Barfield
Public Safety.....	Daniela Cockayne
Resolutions.....	Bill Hanks
Transportation.....	Karen Campblin & Jeff Parnes
The Bulletin Editor.....	Fred Costello
Website .....	Jeff Parnes

### Adjournment

The meeting adjourned at 8:30 p.m.

### Next Meetings

The next board meeting will be Thursday, August 22, 2013, 7:30 p.m., at Braddock Hall, 9002 Burke Lake Road, Burke.

The next membership meeting will be September 19 at the Mason Governmental Center.

*Minutes prepared by Ed Wyse, 2012-2013 Recording Secretary & Linda Boone, 2013-2014 Recording Secretary*

## **Regional Transportation Priorities Plan**

Priorities for transportation improvements in the metropolitan Washington area are being set by the Metropolitan Washington Council of Governments (MWCOG) according to three criteria, based on what the strategy addresses:

- Priority One: Metro and Highway Repair Needs
- Priority Two: Transit Crowding and Roadway Congestion
- Priority Three: Other Significant Challenges

(See <http://www.mwcog.org/transportation/priorities/>.) The near-term strategies are listed (Pg 26) as:

- Improve Access to Transit Stops and Stations
- Alleviate Roadway Bottlenecks
- Support and Promote Electric Vehicles
- Promote Commute Alternatives
- Expand Pedestrian Infrastructure
- Expand Bicycle Infrastructure

These are in addition to the on-going strategies (Pg 39):

- Ensure Maintenance of the Transit System
- Ensure Maintenance of Roads and Bridges
- Apply Priority Bus Treatments
- Increase Roadway Efficiency
- Ensure Accessibility for Persons with Disabilities
- Update and Enforce Traffic Laws

Other categories of strategies (e.g., long-term) are also listed.

A public-opinion poll was taken to establish what the citizens thought were the most important of the various strategies. No specific projects were identified. Costs were estimated as millions, tens-of-millions, etc. — each a factor of 10 from the other, although, for example, the number of bridges to be repaired was not listed. No benefits were listed. So public opinion was made with few facts.

The priorities in Virginia are set by the Northern Virginia Transportation Authority (NVTA). NVTA used the same process as MWCOG used, with one important improvement; namely, NVTA had specific projects and included cost estimates and descriptive, non-quantitative benefits. An example of a descriptive benefit is “the project provides grade-separated turning movements” (e.g., [http://www.thenovaauthority.org/PDFs/HB2313\\_Working\\_Groups/Project\\_Description\\_Sheets/NVTA\\_PF\\_Corridor-7\\_061913.pdf](http://www.thenovaauthority.org/PDFs/HB2313_Working_Groups/Project_Description_Sheets/NVTA_PF_Corridor-7_061913.pdf)). For a list of projects, see [http://www.thenovaauthority.org/PDFs/Meetings/2013/5.23.13/NVTA\\_Proposed\\_Project\\_List\\_for\\_Consideration\\_for\\_FY\\_2014\\_Funding\\_05-24-13.pdf](http://www.thenovaauthority.org/PDFs/Meetings/2013/5.23.13/NVTA_Proposed_Project_List_for_Consideration_for_FY_2014_Funding_05-24-13.pdf). The omission of the quantitative benefits is contrary to Virginia Code [33.1-13.03:1](#), which states that priorities are to be set by an “evaluation [that] shall provide an objective, quantitative rating for each project”. NVTA’s recently published brochure states: “The prioritization process **does not** require that a selected recommendation have a numeric ranking or that VDOT fund projects in order of their ranking. ... The Commonwealth Transportation Board continues to retain final decision making authority on improvements to be included in the construction program.” (See <http://www.vdot.virginia.gov/projects/resources/VTRANSPublicBrochure8X11.pdf>.)

A citizen-based lawsuit has been filed that challenges the NVTA prioritization process, calling for NVTA to follow the law by quantifying the benefits. See <http://www.wtop.com/149/3399923/Congestion-easing-transportation-project-approved-in-Northern-Va>.

Under state law, there must also be a special lawsuit to validate the issuance of bonds by NVTA. Parties can intervene in the lawsuit and raise arguments that the bonds would be unlawful or used to fund projects in violation of state law. In February 2008, the Virginia Supreme Court ruled that, because NVTA is an independent entity created for a special purpose, not a local government elected by voters, it may not levy taxes, even if called fees.

## **Residential Studios in Your Neighborhood**

The Fairfax County government’s Department of Planning and Zoning (DPZ) is considering a change to the Zoning Ordinance that will permit “Residential Studios” in all residential areas under “Special Exception” rules. These 500-sq.ft. rental units would provide affordable housing for households earning less than approximately \$60,000 (i.e., 60% of the area median income). Single-family homes could be converted to multi-family Residential-Studio units. The proposed ordinance can be found at:

<http://www.fairfaxcounty.gov/dpz/zoningordinance/proposed/residentialstudioinputmemo.pdf>.

The Board of Supervisors has asked the DPZ to obtain more information on studio units in other jurisdictions and to conduct additional outreach to the community in preparation for the public hearing to be held before the Board on November 19, 2013, at 4 P.M. (See Page 43 of the summary of the July 30, 2013, Board meeting at

<http://www.fairfaxcounty.gov/bosclerk/summary/2013/13-07-30.pdf>.)

The outreach meeting schedule is:

- Wed, September 25, 2013 at 8:15pm - Workshop #1
- Wed, October 2, 2013 at 8:15pm - Workshop #2

These will be followed by a public hearing before the Planning Commission.

- Wed, November 20, 2013 at 8:15pm - Public Hearing

All meetings will be at the Board Auditorium at the Government Center.

The Federation members will vote on a resolution passed by the Federation Board, as listed on the next page.

## **Changing Demographics in Fairfax County**

Middle and upper class people are leaving Fairfax County and poorer people are moving in, as characterized by the chairman of the school board, Ilryong Moon, in his testimony before the BOS. How Money Walks is a study based on IRS data that shows people with six billion dollars (\$6B) of annual Adjusted Gross Income (AGI) have moved out of Fairfax County since 1992, primarily to Loudoun and Prince William counties. People with \$2B of AGI have moved in, primarily from Arlington County and Alexandria City, for a net annual loss to Fairfax County of \$4B of AGI. (See the interactive map at:

<http://www.howmoneywalks.com/web-app>)

The total AGI for Fairfax County is approximately \$40B.

### **Studio-unit resolution to be considered at 9/19/2013 meeting**

The Federation Board passed the following resolution concerning the county's proposed change to the Zoning Ordinance. The members will vote on the resolution at the September 19 meeting. Items 9 to 14 are quite specific because they were taken from Virginia jurisdictions that have zoning ordinances covering studio units. The resolution:

Fairfax County is considering changes to the Zoning Ordinance that would permit, under Special Exception, Studio Units<sup>1</sup>, apartments or condominiums of less than 500 sq. ft. floor area, in commercial and all residential areas zoned from R-E to R-30.

The Federation recognizes that housing is needed for those who are elderly, handicapped, and newly entering the labor market. We are not aware of any analysis of the existing and forecast demand as a function of the percent Area Median Income. We also are not aware of any analysis of the available supply as found in retirement communities, assisted-living facilities, nursing homes, family residences, and apartments in multi-family buildings as a function of the rental costs.

The Federation also recognizes that people are justified in expecting the character of their neighborhood to remain stable. We do welcome the proposed changes to the Zoning Ordinance that require Studio Units to be in buildings that conform to the existing style and usage of other buildings in the neighborhood.

The Federation realizes that allowing studio units provides more flexibility and choices in the housing market; however, the Federation has reservations about the currently proposed amendment. In particular,

WHEREAS to conform to the neighborhood, buildings with Studio Units should also conform to the Zoning Ordinance open-space requirements (15% open space that is not contained in individually owned lots) and to the neighborhood density limits and parking limits;

WHEREAS the proposed changes permit Studio Units in all residentially zoned areas, providing no protection for existing neighborhoods (residents do not have the authority to deny Special Exceptions);

WHEREAS all other jurisdictions in Virginia have limited Studio Units to areas zoned for multi-family buildings or zoned industrial, institutional or manufacturing (see Table below);

Whereas all other jurisdictions in Virginia have limited the number of residential studio units in any single dwelling to no more than 60 units;

WHEREAS 28% of current residential units are multi-family apartments and condominium units;

THEREFORE BE IT RESOLVED that the Fairfax County Federation of Citizens Associations supports the proposed amendment to the Zoning Ordinance to permit Residential Studio Units so long as the following conditions are included in the ordinance:

1. Studio Units should be permitted by Special Exception, but only in planned, commercial, and multi-family-residential zones.
2. The conversion of single-family-detached homes or townhouses into Studio Units should be prohibited.

3. The amended ordinance should not permit the staff proposal that "All residential studio developments and their accessory uses shall not be subject to or included in the calculation of the maximum density (dwelling units or persons per acre) or intensity (floor area ratio) provisions specified for the zoning district in which located, whether a stand-alone use or when collocated on a lot with any other use."
4. Open-space requirements should be applied in accord with the existing county standard (e.g., Zoning Ordinance Section 3-2009).
5. Parking requirements should be applied in accord with existing county standards for multifamily units (Section 11-103).
6. Studio Units should be permitted primarily in areas with adequate open space, convenient access to neighborhood retail services, and along major thoroughfares served by established transit routes, but not along connector roads that run through neighborhoods nor on the borders of neighborhoods.
7. An assessment be made of the need for affordable apartments over and above those available in existing facilities and multi-family units, including the rental rates for the existing units. This assessment should include an estimate of the maximum number of studio units that could be built within the limits of the proposed ZO changes as modified by the statements in this Resolution.
8. To ensure compatibility with existing neighborhoods and the reasonable expectation of those who live in those neighborhoods that the character of their neighborhood will not be adversely affected, studio units should only be permitted by Special Exception in Residential Districts R-12 and greater, and the number of dwelling units should be limited to the maximum number of units permitted in that district.
9. Studio units in other than residential districts should be limited to a maximum of 60 units per dwelling, as they are elsewhere in the Commonwealth of Virginia.
10. Studio units should be primarily single occupancy with no more than 10% of units with 2 related occupants. No unit should have more than 2 occupants.
11. Studio uses should not duplicate the objectives and intents of other Special Exceptions uses such as Independent Living and Congregate Care.
12. Studio uses should be located proximate to retail, medical, recreational and other uses necessary to support the residents;
13. Studio uses should be located within one-fourth (¼) mile walking distance to an active transit stop;
14. Buildings with a studio unit must be at least 500 feet from any other building with a studio unit.

**Return this form to Membership Vice President at address shown below.**

**Please tell us who is submitting this form: and your email address:**

**Federation Membership Application/Renewal for Fiscal Year 2013-2014 (starts July 1, 2013)**  
 Print this form in landscape mode and submit by mailing with a check to address shown below.  
 You may also complete this form on line at [www.fairfaxfederation.org/memberappl.htm](http://www.fairfaxfederation.org/memberappl.htm)

<b>Association Name:</b>		<b>and address:</b>		<b>Date:</b>																
<b>Position</b>	<b>Name</b>	<b>Address</b>	<b>Phone/FAX (XXX.XXX.XXXX)</b>	<b>E-mail see note #2</b>																
<b>President</b>																				
<b>Treasurer</b>																				
<b>1<sup>st</sup> Delegate</b>																				
<b>2<sup>nd</sup> Delegate</b>																				
<b>3<sup>rd</sup> Delegate</b>																				
<b>4<sup>th</sup> Delegate</b>																				
<b>Please indicate person and address above to send future membership renewals:</b>		<b>District?</b>	<b>Association Type?</b>																	
<b>Association Size/Federation Dues:</b>		<b>Organization's web site:</b>																		
1. Number of votes is based on association size. Dues are based on association size and number of mailed bulletins (see chart below): 2. Bulletin notices are distributed by e-mail at no cost. Mailed Bulletins are \$10 per subscription. Unless otherwise noted, email addresses provided above will be added to the Federation's email list for distribution of Federation notices 3. Membership dues are from July 1 to June 30 of the following year. Separate invoices may not be mailed. To determine whether your association's membership is current check with the Federation Treasurer at <a href="mailto:fedtreas2014@fairfaxfederation.org">fedtreas2014@fairfaxfederation.org</a> 4. Mail application form and check, payable to "Fairfax County Federation of Citizens Associations" or simply "FCFCA", to: <div style="border: 2px solid black; padding: 5px; margin: 10px auto; width: fit-content;"> <p style="text-align: center;"><b>THE FEDERATION</b>                      Attention: Membership Vice President                      P.O. Box 3913                      Merrifield, VA 22116-3913</p> </div>																				
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th># of Residences</th> <th>Dues</th> <th>Voting Delegates</th> <th>Bulletins (emailed) One per delegate</th> </tr> </thead> <tbody> <tr> <td>Under 100</td> <td>\$20</td> <td>1</td> <td>+ \$10 per each mailed</td> </tr> <tr> <td>100-1000</td> <td>\$40</td> <td>2</td> <td>+ \$10 per each mailed</td> </tr> <tr> <td>Over 1000</td> <td>\$60</td> <td>3</td> <td>+ \$10 per each mailed</td> </tr> </tbody> </table>			# of Residences	Dues	Voting Delegates	Bulletins (emailed) One per delegate	Under 100	\$20	1	+ \$10 per each mailed	100-1000	\$40	2	+ \$10 per each mailed	Over 1000	\$60	3	+ \$10 per each mailed
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<b>Please print this page landscape mode using the properties box</b>																				

**Future membership renewals:** 1. Submitter, 2. Association Address, 3. President, 4. Treasurer, 5. 1<sup>st</sup> Delegate, 6. 2<sup>nd</sup> Delegate, 7. 3<sup>rd</sup> Delegate, 8. 4<sup>th</sup> Delegate  
**District:** B. Braddock, D. Dranesville, H. Hunter Mill, L. Lee, M. Mason, MtV. Mount Vernon, P. Providence, Sp. Springfield, Su. Sully  
**Association type:** Civic, Coop, Condo, Homeowner  
**Association Size/Federation Dues:** For example: 90/\$20