Road Fund Guidelines Revision in Fairfax County: Inflation for In-Kind Contributions

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Development Scenario from 1994

Office Building 1994 development road fund proffer – in-kind contribution of road would have been \$200,000 at 1994 road fund rates.

Off-site construction

Road required to mitigate development traffic

Road built as in-kind contribution (instead of cash)

Redevelopment constructed in 2024

Townhouses Townhouses Townhouses Townhouses

- 2024 townhouse development road fund proffer – would need to contribute \$300,000 at 2024 road fund rates for the 100 new units.
- Previous in-kind contribution of \$200,000 escalated using CPI-U over 30 years equals more than \$400,000
- Thus, \$0 are owed to Fairfax County



Questions?



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