

Fauquier Taxpayers Association

Statement Concerning the Arrington Rezoning Amendment Request

September 23, 2019

The Fauquier Board of Supervisors conducted a public hearing on August 8, 2019 on the rezoning amendment request by the developers of the Arrington Subdivision, Alwington Farm Developers LLC. Perhaps the most significant portion of the request was removal of the previously approved 55 years and older age restriction on 217 of the 228 planned homes.

Fauquier Taxpayers Association opposes removal of the age restriction due to the manifest increase in both capital and operating costs such action will entail. These added costs will be borne by Fauquier taxpayers for questionable gain.

Based upon a capital impact model developed for Fauquier County by TischlerBise, removal of the age restriction will result in a net increase in public school students of 167. At \$13,084 per student, such will result in an operating cost increase of some \$2,185,028. After possible State contributions (amounting to 32.93% in 2018-2019), the net increase, to be borne by the taxpayer, could be as much or more than \$1,465,489. Further, the capital cost increase to schools would be \$6,329,454. Over all county services, the total capital cost increase, again to be borne by the taxpayer, would be \$6,619,356, of which only some \$1,563,919 would be offset by proffers on the part of the developer.

Such is the hard, dollars and cents costs to our taxpayers for this request. In return, it has been argued that removal of the age restriction might help balance the County population between those over 55 and those potential home buyers under that age. However, it is unclear what the price of these houses might be, with at least one estimate, not disputed by the developer, of \$500,000. It is equally unclear whether the younger home buying population can afford such cost. Since this development is hardly the only potential residential development in the County, it is reasonable to assume that other developers will take advantage of market demand from younger home buying populations if such demand exists.

Thus, Fauquier Taxpayers Association opposes this aspect of the developer's request. The age restriction should not be removed due to the increased burden to the taxpayers of this County. County taxpayers are urged to contact their Supervisors on this matter!