



# THE THOMAS JEFFERSON INSTITUTE FOR PUBLIC POLICY

*Th Jefferson*

## *Subsidized Luxury in Fairfax County*

Some “Affordable Housing” Falls Outside the Definition

By: Michael Thompson, Chairman/President  
Thomas Jefferson Institute for Public Policy



June 2011

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# *Subsidized Luxury in Fairfax County*

By: Michael Thompson

## **Introduction:**

As the economy struggles to gain solid footing, local governments all over the country are taking a more realistic look at how they spend the taxpayers' money and if it is being spent as wisely as possible.

So when the Thomas Jefferson Institute was alerted to a current "gold plated" problem in the area of "affordable housing," we looked into it with the help of dedicated citizens. If the old statement we all heard in school is still viable, then the "exception makes the rule." That means that the three examples used in this study are likely to be only a glimpse of other overly expensive county government spending.

## **Background:**

Almost everyone who hears the words "affordable housing" has an image in their mind of a nice, clean "starter home" in a middle class neighborhood – a basic, simple home with Formica counter tops, and parking on the street or under an "open garage." They certainly don't envision a swimming pool, exercise facility, billiards room or business center with computers and printers. The basic home they have in mind is made "affordable" through a series of local government programs, many of which include federal funds.

The idea behind "affordable housing" policy in the minds of the taxpayers is that hard working heads of households and their families can be provided "nice, clean, basic homes" to get a solid start in their careers or re-settled after difficult times. These "affordable homes" are to provide a basic unit where the occupant, owner or renter, can reasonably save some money with the goal of moving out of these "subsidized units" and into a residence that is totally their own. Home ownership or living in a nice rented apartment – paid by the occupant -- is part of the American Success Story and is a major goal of most hard working Americans.

However, in Fairfax County the idea of "affordable housing" has created some counter-productive housing situations which are not what the vast majority of taxpayers expect from their government. To the Fairfax County Government, "affordable housing" can include upper income communities and amenities far nicer than those enjoyed by most taxpayers who pay for this subsidized housing.

There are housing developments in Fairfax County where subsidized homes have sold for about 16% of the cost of the "normal" units in that development. Where there are \$860,000 homes, the county has required "similar looking" homes to be built and sold for only \$145,000.

Although a little smaller than the "big homes," and with less expensive interiors, these "affordable homes" in high priced neighborhoods are not an incentive for the subsidized homeowner to ever move out. Why should someone want to better their life in order to buy a "nicer, better, bigger" home in a quiet neighborhood with a good school when the government provides them the opportunity to live in a luxury community or a nice apartment/condominium

without having to make much money at all? This is what can only be described as “subsidized luxury.”

When artificially low prices are put on “affordable homes” in upper middle class communities, the county loses the property taxes that would otherwise flow to the government. And this forces all other homeowners to pay a little more in property taxes to make up for this lost revenue.

There are nice apartments and condominiums in gated communities with granite counter tops, resort-like swimming pools, business centers and tile flooring that are part of the subsidized “affordable housing” in Fairfax County. When living in these units, there is little or no incentive for the occupant to strive for a better home (by working harder, getting promotions, etc) because the county government provides the resources for a qualified family to move into these “affordable housing units.” If the family does too well financially, then they may no longer “qualify” for these incredibly nice homes, apartments or condominiums.

### **Questions and Issues for the Supervisors to Consider:**

This report opens up some simple but important questions. Why does the government subsidize such housing units? Why does the county government pay for the monthly homeowner and condo fees for these subsidized units when those fees can range from \$1800 to \$4700 a year? What does the government think is the incentive for the occupants of such units to move out? What is the purpose of such subsidized luxury? What other county government programs are way out-of-line compared to what the normal taxpayer considers the proper use of our monies? Are the examples in this study only a sample of what is going on in Fairfax County government?

And the author has been told that Fairfax County offers subsidized housing to families that move into the County from “farther out” (Leesburg or Culpeper for example) where they have decent housing already. If this is truly occurring then it should stop immediately. The county taxpayers should not subsidize housing units in Fairfax County for those who are living near-by just to make it more convenient for them to get to work. If this is actually occurring, that is just another example of a government policy that should end.

This study shows why an active Inspector General is also needed in Fairfax County. This study shows why a serious Citizens Budget Oversight Committee is needed in this County. This study shows why government programs need to be part of a regular “sunset deadline” where each program has to be reviewed and approved by the Board of Supervisors on a regular basis before receiving additional funding.

### **Better Ideas for Affordable Housing:**

This report is not to say that the “affordable housing” program should be eliminated. It simply points out that part of the subsidized housing program managed by Fairfax County government is not what the taxpayers expect and is, in cases like those highlighted here, not an incentive for the occupants to improve their lives through better employment. Instead, in these cases, the government is providing residences that most any of us in Fairfax County would feel not only comfortable, but luxurious living in with our families. In these cases, the government program is not accomplishing what the taxpayers expect.

Instead of the current program where developers are required to have “affordable units” in their developments as part of the “deal” with the County in order to build their subdivision or housing units, there could be a better use of those private funds. For instance, the developers could

donate an agreed to amount of money to a group such as Habitat for Humanity which builds truly affordable housing.

Another alternative idea would be to create a program that could be called “Foster Housing” where a family in need could live in a foreclosed house and take care of it and the county pays the “subsidy” to the bank or mortgage holder. The contract between Fairfax County and the family could include the family’s responsibility to take care of the house and the property. The contracts could be for one year at a time and the home could not be sold out from under the family without something like a 90 day notice. This policy would protect the foreclosed home from damage; would enhance the property values in the surrounding area (vacant homes deteriorate all property values in the neighborhood); and the families would be living in more modest, middle class homes and not gated communities in neighborhoods they will likely not enjoy in their normal lives.

### **Conclusion:**

Fairfax County Government has a reputation “on the street” as striving for “gold plated” programs. As these past few years have clearly shown, the taxpayers simply cannot afford such programs. The examples in this study of “subsidized luxury” in the housing program should not only be ended but should be of concern to all of us. What other “luxury government programs” are indeed taking place?

The Board of Supervisors has the responsibility for the “affordable housing” program in Fairfax County. A review of county government programs, prioritizing spending and making sure that our tax dollars are spent in the most responsible manner to accomplish the best for all concerned should be a key responsibility of our elected leaders and those hired to manage our tax monies.

###

# **Single Family Subsidized Luxury**

## **Stockwell Manor**

### **Falls Church, VA**

(Monthly Homeowner Fees: \$165 per month)

Stockwell Manor is a community of both single family and townhomes. There are eight (8) townhomes that are part of the county's "affordable housing" (subsidized home ownership and rental program) paid for by the taxpayers.

This is an upper-class single family development with market priced townhomes and single family houses with a market price of \$850,000 to over \$1 million. This is a community where those living in the market-priced homes have worked hard, saved their money, and "earned" their ability to move into this neighborhood. Those living here in the market priced homes have lived the American Dream and understand what it means to "work up the ladder of success" so that they and their families can live in this community.

The subsidized townhomes are on Burke Farm Lane and the full-market-priced townhouses begin at the adjoining properties on McConvey Place.

These subsidized townhomes on Burke Farm Lane are brick and siding, just like the full priced homes. The sidewalks and driveways are brick, just as the full priced townhomes. The backyards are similar in both cases and from the backyards on Burke Farm Lane you can easily see the market priced all brick single family homes in the next book of this development. The inside of these townhouses may be less expensively finished, but that only means that they are like most of those homes that our taxpayers live in here in Fairfax County. And the County is paying around \$300 a month or more for Homeowner Association fees as well.

"Affordable housing" is not perceived to be this type of home in this type of neighborhood. This type of "subsidized luxury" does not encourage the recipients of the government largess to move up the ladder of economic improvement. Why do better when you can live in a community such as this – "just like the wealthy Jones Family around the corner?"

Not only do government subsidies such as this undercut the purpose of "affordable housing," but the county loses property taxes on townhomes which should be priced at around \$860,000, but are priced only at \$145,000.

It is this kind of government subsidized housing that sends a message of a government out-of-touch with reality and abusing its management of the taxpayers' money.





UPSCALE STOCKWELL MANOR

HOUSING AND COMMUNITY DEVELOPMENT OFFERS "AFFORDABLE HOUSING" TO QUALIFYING FAMILIES



MARKET PRICED TOWNHOUSES IN STOCKWELL MANOR



“AFFORDABLE HOUSING” END UNIT



BRICK SIDEWALKS AND DRIVEWAYS AND GARAGES.





LOOKING DOWN THE STREET OF THESE  
“AFFORDABLE HOUSING” UNITS



“AFFORDABLE HOUSING” UNITS



VIEW FROM THE BACK OF AN “AFFORDABLE HOUSING” UNIT LOOKING AT THE  
BACKS OF THE ADJOINING \$860,000 TOWNHOMES



VIEW FROM THE BACK OF AN “AFFORDABLE HOUSING” UNIT LOOKING



AT THE \$1 MILLION PLUS SINGLE FAMILY HOMES.



MARKET PRICED TOWNHOUSES IN STOCKWELL MANOR



MILLION DOLLAR HOMES VIEWED FROM BACK OF "AFFORDABLE HOUSING" UNITS



SCENIC SITTING AREA AND FOUNTAIN FOR RESIDENTS

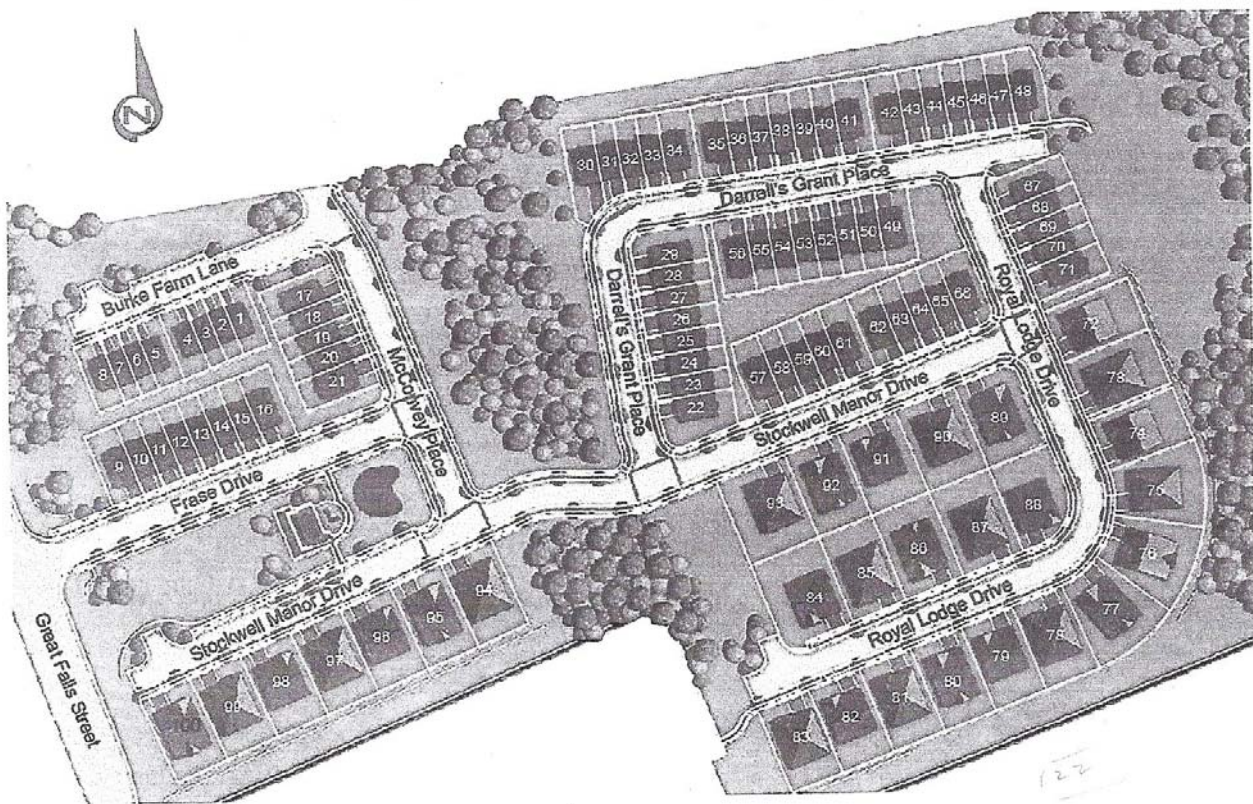


## Stockwell Manor Site Plan

The units in Stockwell Manor that are “subsidized” are those 8 units on Burke Farm Lane in the Northwest corner of this development.

Lots 1 & 2 and Lot 17 below show the “affordable housing” unit # 1’s side yard butts up against the backyard of Lot # 17, a market valued home.

The most recent prices for these units that could be found for this report are on the following pages.







Property Search

[Address](#) [Map Number](#)

- Profile
- Sales
- Values
- Residential
- Commercial
- Map
- Structure Size

MAP #: 0402 48 0001  
REDEVELOPMENT AND HOUSING  
AUTHORITY

6885 BURKE FARM LN

1 of 8

[Return to Search Results](#)

[Neighborhood Sales](#)

[Printable Summary](#)

Values

Current Land	\$15,250
Current Building	\$137,220
Current Assessed Total	\$152,470
Tax Exempt	YES
Note	

Values History

Year	Land	Building	Assessed Total	Tax Exempt
2011	\$15,250	\$137,220	\$152,470	YES
2010	\$15,030	\$135,310	\$150,340	YES
2009	\$15,130	\$136,210	\$151,340	YES
2008	\$14,560	\$131,080	\$145,640	NO
2007	\$14,000	\$0	\$14,000	NO
2006	\$14,000	\$0	\$14,000	NO



Property Search

[Address](#) [Map Number](#)

- Profile
- Sales
- Values
- Residential
- Commercial
- Map
- Structure Size

MAP #: 0402 48 0002  
NGUYEN TAN

6887 BURKE FARM LN

2 of 8

[Return to Search Results](#)

[Neighborhood Sales](#)

[Printable Summary](#)

Values

Current Land	\$15,200
Current Building	\$136,830
Current Assessed Total	\$152,030
Tax Exempt	NO
Note	

Values History

Year	Land	Building	Assessed Total	Tax Exempt
2011	\$15,200	\$136,830	\$152,030	NO
2010	\$14,990	\$134,930	\$149,920	NO
2009	\$15,090	\$135,830	\$150,920	NO
2008	\$14,420	\$129,810	\$144,230	NO
2007	\$14,000	\$0	\$14,000	NO
2006	\$14,000	\$0	\$14,000	NO



Property Search

[Address](#) [Map Number](#)

- Profile
- Sales
- Values
- Residential
- Commercial
- Map
- Structure Size

MAP #: 0402 48 0017  
SANT JEFF

2120 MCCONVEY PL

1 of 1

[Return to Search Results](#)

[Neighborhood Sales](#)

[Printable Summary](#)

Values

Current Land	\$373,000
Current Building	\$486,790
Current Assessed Total	\$859,790
Tax Exempt	NO
Note	

Values History

Year	Land	Building	Assessed Total	Tax Exempt
2011	\$373,000	\$486,790	\$859,790	NO
2010	\$393,000	\$502,160	\$895,160	NO
2009	\$404,000	\$518,230	\$922,230	NO
2008	\$488,000	\$585,130	\$1,073,130	NO
2007	\$325,000	\$758,580	\$1,083,580	NO
2006	\$78,000	\$751,070	\$829,070	NO

## **Luxury Condominiums/Amenities Subsidized** **with Taxpayers' Dollars**

When Fairfax County government officials talk about “affordable housing” the image that comes to mind is one of a small, clean facility with basic appliances in a community of neighbors all striving to climb up the economic ladder in order to “move out and up” into a better community with nicer homes. The taxpayers don’t expect their government to be providing housing that offers a better place than what those paying for the “affordable housing” program enjoy.

Yet, Fairfax County does indeed subsidize condominiums that offer amenities to those who qualify for government assistance that most taxpayers do not enjoy and cannot afford.

The subsidized luxury condominium complexes offer these amenities as can be seen from the two examples on the following pages:

Gated communities; granite countertops; stainless steel appliances; private parking garages with direct access to the buildings; resort-style swimming pools with fountains and heated spas; men’s and women’s cabanas with showers; executive business centers with computers, printers and internet access; clubrooms with kitchens, fireplaces, televisions with DVDs; 24-hour athletic centers with stereo systems and televisions; billiards room; barbeque grills, outdoor gazeboes and indoor basketball courts.

Is this what “affordable housing” is supposed to include? And the monthly condo fees are also paid for by the taxpayers of Fairfax County – ranging from \$1800 to over \$4700 a year. Is this what the taxpayers envision when they are paying to subsidize such condominiums? Does subsidized housing such as these fall within the “normal definition” that the taxpayers have when asked to help those who need “affordable housing” in Fairfax County? Does the reader really think this type of taxpayer abuse is limited to just the subsidized housing program in Fairfax County?

As we know from our experiences and as we were also told in school over and over again, “the exception makes the rule.” If Fairfax County believes this type of subsidized housing is all right to include in its definition of “affordable housing” then what else is going on with the taxpayers’ money that is simply over-the-top? Why does our government think such subsidized luxury is OK? Isn’t there something clearly wrong when government can justify such “affordable housing” programs as those in these next two examples?

## **Bryson at Woodland Park**

(Condo fees: \$150 - \$395 per month)

The on-line description below is what is said about Bryson at Woodland Park. Fairfax County offers “affordable housing units” in this development to those who qualify. Should the taxpayers of Fairfax County underwrite “subsidized units” in this facility? Is this fair to those who worked long and hard to live here without government subsidy? Does including units in this facility in the “affordable housing” inventory in Fairfax County encourage those who the government subsidize to live in this development to move up the economic ladder? Does the average taxpayer of Fairfax County enjoy the amenities outlined below?



GATED ENTRANCE INTO BRYSON AT WOODLAND PARK

Here is what is on the website describing Bryson at Woodland Park. An asterisk (\*) indicates that the amenity is not available in all units.

**New condos in Herndon.** In the heart of The Bryson’s residences, you’ll find your very own resort-style swimming pool, heated spa, clubroom with big screen TV, fully equipped athletic center and billiards room.

**Description :** New condominiums in Herndon. It’s the perfect place to meet your friends and relax or play and party the night away. Just as conveniently, you can meet up at a nearby restaurant or pub like Clyde’s, McCormick & Schmick’s, Market Street Bar & Grill, Harvest of India or the Tortilla Factory.

Surround yourself with:

- Athletic center
- Resort-style swimming pool
- Heated spa
- Clubroom with big-screen TV
- Billiards room
- Close to parks and golf
- Close to Dulles Airport and Washington, DC

## KITCHEN

Stainless steel appliances\*  
Granite countertops  
Frost-free refrigerators with ice makers  
Gas ranges  
Space-saving microwave ovens\*  
Quiet multi-cycle dishwashers  
Overhead plant ledges\*  
Islands in kitchens\*  
Pass-through breakfast bars\*

## BATH

Garden-style oval soaking tubs  
Separate shower stalls with glass enclosures\*  
Cultured marble twin-basin bathroom sink vanities\*  
Oversized walk-in closets  
Built-in linen storage in most bathrooms  
Contemporary recessed lighting\*

## INTERIOR

Ceramic tile front entries  
Gas fireplaces with mantels\*  
French doors\*  
Built-in bookshelves and desks\*  
Dry bar\*  
Dramatic nine-foot ceilings with decorative crown molding  
Arched doorways and openings  
Formal dining areas\*  
Covered private patios or terraces  
Ceiling fans in living room and master bedroom  
Washer and dryer  
Vaulted ceilings over open living areas\*

## COMMUNITY

Gated community  
Five story parking garage with direct access to buildings

## FUN & FITNESS

Two resort-style swimming pools with fountain and heated spa  
Men's and women's cabanas with showers  
Executive business center with computer and internet access  
Clubroom with kitchen, fireplace, television, DVD  
24-hour, athletic center complete with stereo system and television  
Billiards room  
Barbeque grills  
Open air gazebo  
Walking and biking trails



COMMUNITY ROOM AT BRYSON



RESORT-STYLE SWIMMING POOL WITH FOUNTAIN





EXECUTIVE BUSINESS CENTER WITH COMPUTERS, PRINTERS  
AND INTERNET ACCESS



BILLIARDS ROOM



24-HOUR ATHLETIC CENTER



GRANITE COUNTER TOPS AND STAINLESS STEEL APPLIANCES

## Bryson At Woodland Park Herndon Virginia Condos for

Properties 1 - 10 of 10 |

Sorted by



Show these 10 properties on a map



**12929 Centre Park Cir #417, Herndon**  
**\$295,000**

3 beds, 2 full baths  
Home size: 1,296 sq ft  
Year built: 2005  
Parking spots: 4  
Days on market: 20



**12956 Centre Park Cir #209, Herndon**  
**\$280,000**

2 beds, 2 full baths  
Home size: 1,136 sq ft  
Year built: 2005  
Parking spots: 2  
Days on market: 7



**12909 Centre Park Cir #104, Herndon**  
**\$275,000**

2 beds, 2 full baths  
Home size: 1,175 sq ft  
Year built: 2005  
Parking spots: 2





Days on market: 23



**12949 Centre Park Cir #404, Herndon**  
**\$265,000**

2 beds, 2 full baths  
 Home size: 1,175 sq ft  
 Year built: 2005  
 Parking spots: 2  
 Days on market: 23



**12953 Centre Park Cir #126, Herndon**  
**\$224,900**

2 beds, 1 full bath  
 Home size: 947 sq ft  
 Year built: 2005  
 Parking spots: 1  
 Days on market: 118



**12900 Centre Park Cir #202, Herndon**  
**\$175,000**

1 bed, 1 full bath  
 Home size: 731 sq ft  
 Year built: 2005  
 Parking spots: 1  
 Days on market: 48



**12949 Centre Park Cir #105, Herndon**  
**\$169,800**

1 bed, 1 full bath  
 Home size: 556 sq ft  
 Year built: 2005  
 Parking spots: 1  
 Days on market: 5



**12953 Centre Park Cir #124, Herndon**

**\$160,000**

1 bed, 1 full bath  
Home size: 776 sq ft  
Year built: 2005  
Parking spots: 1  
Days on market: 22



**12953 Centre Park Cir #324, Herndon**

**\$150,000**

1 bed, 1 full bath  
Home size: 624 sq ft  
Year built: 2005  
Days on market: 16



**12929 Centre Park Cir #415, Herndon**

**\$150,000**

1 bed, 1 full bath  
Home size: 556 sq ft  
Year built: 2005  
Parking spots: 2  
Days on market: 23



## **Halstead at the Metro**

**2665 Prosperity Avenue, Fairfax, VA 22031**

**( Condo fees: \$204.56 to \$425.54 per month)**

This is another housing development in Fairfax County that has “subsidized units” within it. Those who are selected to live here certainly enjoy a “cut above” what most taxpayers understand as “affordable housing.” Here is what the website for this development says about what the residents enjoy.

Luxury Condo with gourmet kitchen, granite counters, center island with breakfast bar, stainless steel.

Super convenient location. Walking distance to Dunn Loring Metro, minutes from Tysons, I66, I495. Numerous upgrades, including granite, kitchen island, stainless appliances, pecan flooring, jetted whirlpool tub, recessed lighting, full size washer/dryer, storage space in building! Assigned garage space, as well as water, sewer and trash included! Building has great amenities, such as business center, pool, exercise room, basketball court, party room and sports pub!





ENTRY TO HALSTEAD AT THE METRO INCLUDES TILE FLOOR,  
CHANDELIER AND QUALITY FURNITURE.



KITCHENS INCLUDE STAINLESS STEEL APPLIANCES AND TILE FLOORS.

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HOMES & CONDOS IN ALEXANDRIA, ARLINGTON, FALLS CHURCH & FAIRFAX COUNTY VA

[Guide To Northern VA](#)[Alexandria](#)[Arlington](#)[Fairfax](#)[Fairfax County](#)[Falls Church](#)

## 2665 Prosperity Ave #356, Fairfax, VA 22031 (MLS # FX7560897)

 [Request More Info](#)  [Schedule a Showing](#)  [Share](#)  [Print](#)

Price	\$159,000
Beds	n/a
Baths	1 full
Home size	582 sq ft
Lot Size	n/a
Days on Market	18

[View Virtual Tour](#)

\*\*\*AWESOME LOCATION\*\*\*NEXT TO DUNN LORING METRO & NEW MERRIFIELD TOWN CENTER & MINUTES TO TYSONS\*\*\*FEATURES: WOOD FLOORS, GRANITE, SS APPLIANCES, RECESSED/PENDANT LIGHTING, TILED BATH / KITCHEN, BAY WINDOW OVERLOOKING COURTYARD, AMENITIES: POOL, EXERCISE RM, PARTY RM, SPORTS PUB, BASKETBALL COURT & MORE! 1 CAR ASSIGNED GARAGE SPACE, WASHER/DRYER IN UNIT. EXTRA STORAGE \*\*\* GREAT INVESTMENT!!!



**Property Type(s):** Residential for Sale, Res. Condo for Sale

Last Updated	5/6/2011	Tract	Halstead At The Metro
Year Built	2006	Community	n/a
Garage Spaces	1.0	County	Fairfax
Total Parking	1	Walk Score ®	62 ?

#### Schools

Elementary School	SHREVEWOOD
High School	MARSHALL
Middle School	KILMER

#### Additional Details

Above Grade Area	Y
Above Grade Area Finished	582
Amenities	Granite Counters
Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven/Range-Gas, Range hood, Refrigerator, Washer, Washer/Dryer Stacked
Assessment Year	2010
Attic	Yes
Basement	N
Baths Full	1
Baths Half	0
Community Amenities	Bar/Lounge, Basketball Courts, Elevator, Exercise Room, Extra Storage, Party Room, Pool-Outdoor, Security
Community Fee Includes	Exercise Room, Ext Bldg Maint, Management, Master Ins Policy, Reserve Funds, Road Maint, Security, Sewer, Snow Removal, Trash Removal

Community Management	Prof-Off Site
Condo Coop Fee	204.56
Condo Coop Payment Freq	Monthly
Condo Coop Proj Name	HALSTEAD AT THE
Contingency List	3rd Party Approval
Contract Date	2011-04-02
Cooling	Central A/C
County	FAIRFAX
County Tax	1766.13
Dining Kitchen	Kit-Breakfast Bar
Disclosures	Prop Disclosure, Subj to Condo/HOA Docs
Dom Property Active Flag	N
Elementary School	SHREVEWOOD
Entry Level	Floors 2-5
Exterior	Brick
Fireplaces	0
Folio	491
Garage	1
Garage Type	Attached
Heating	Central
Heating Fuel	Natural Gas
High School	MARSHALL
HOA	N
Hot Water	Natural Gas
Interior Features	Efficiency, Floor Plan-Open
Last Contingency Type	3rd Party Approval
Listing Status	Pending

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# NESBITT REALTY

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HOMES & CONDOS IN ALEXANDRIA, ARLINGTON, FALLS CHURCH & FAIRFAX COUNTY VA

[Guide To Northern VA](#)[Alexandria](#)[Arlington](#)[Fairfax](#)[Fairfax County](#)[Falls Church](#)

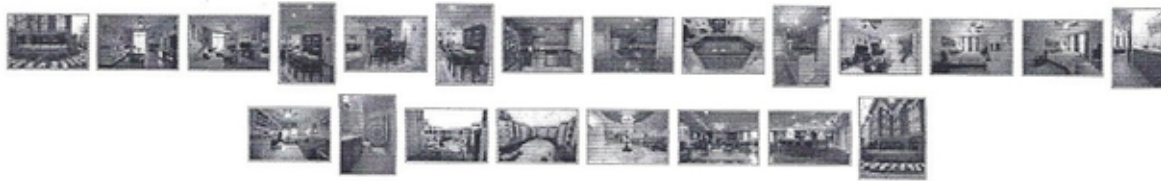
## 2655 Prosperity Ave #327, Fairfax, VA 22031 (MLS # FX7582817)

 [Request More Info](#)  [Schedule a Showing](#)  [Share](#)  [Print](#)

Price	\$334,900
Beds	2
Baths	2 full
Home size	1,080 sq ft
Lot Size	n/a
Days on Market	28

[View Virtual Tour](#)

Pls no show before 11AM. Beautiful 2BR & 2BA condo is steps away from Orange Line Metro Station & super convenient to Tysons, Rt 66, Rt 50, Beltway, shpg & rest. 2 reserved garage parking spaces & storage area convey. 9' high ceilings, HW, granite counters, recessed lighting, washer & dryer in unit, built-in cabs & shelving and whirlpool jets in the master bath tub. Luxury condo living can be your



**Property Type(s):** Residential for Sale, Res. Condo for Sale

Last Updated	4/27/2011	Tract	Halstead At The Metro
Year Built	2005	Community	n/a
Garage Spaces	2.0	County	Fairfax
Total Parking	2	 Walk Score ®	65 

**Schools**

Elementary School	SHREVEWOOD
High School	MARSHALL
Middle School	KILMER

**Additional Details**

Above Grade Area	Y
Above Grade Area Finished	1080
Amenities	2 Attach Mstr Baths, Bath Ceramic Tile, Built-in Bookcases, Drapery Rods, Drapes/Curtains, Dual Entry Bathroom, FP Gas Insert, Granite Counters, Master Walk-in Closet, MBR-BA Full, Wood Floors, Wpool Jets
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Microwave, Oven/Range-Gas, Refrigerator, Washer
Assessment Year	2010
Attic	No
Basement	N
Baths Full	2
Baths Half	0

Bedroom Master Flooring	Carpet
Bedroom Master Level	Main
Bedroom Second Flooring	Carpet
Bedroom Second Level	Main
Community Amenities	Basketball Courts, Common Grounds, Elevator, Exercise Room, Extra Storage, Meeting Room, Party Room, Pool-Outdoor, Security
Community Fee Includes	CAM, Comm Center, Exercise Room, Ext Bldg Maint, Management, Pool(s), Security, Snow Removal, Trash Removal, Water
Community Management	Prof-Off Site
Condo Coop Fee	425.54
Condo Coop Payment Freq	Monthly
Condo Coop Proj Name	HALSTEAD AT THE
Contingency List	Other
Contract Date	2011-04-25
Cooling	Central A/C
County	FAIRFAX
County Tax	3309.68
Dining Kitchen	Kit-Breakfast Bar, Kit-Island, Liv-Din Combo
Dining Room Flooring	Hardwood
Disclosures	Prop Disclaimer, Subj to Condo/HOA Docs
Dom Property Active Flag	N
Elementary School	SHREVEWOOD
Entry Level	Floors 2-5
Exterior	Concrete/Block

## **Michael W. Thompson**

Michael Thompson founded and currently serves as Chairman and President of the Thomas Jefferson Institute for Public Policy, the state's leading Virginia-focused independent public policy foundation. It is a non-partisan organization offering creative alternatives to current government programs and policies on the state and local level here in Virginia. Leading Republicans and Democrats serve on its Board of Directors. The Jefferson Institute has gained the endorsement of Governor Bob McDonnell and three former Governors: George Allen, Jim Gilmore and Mark Warner. Recognition of the impact that the Thomas Jefferson Institute has is seen in the appointment of Mr. Thompson as the Governor's Special Advisor to the Commission on Government Reform and Restructuring.

Thompson was named by the national *Campaigns and Elections* magazine in June 2011 as one of the 30 top non-elected leaders who have influence within the Republican Party. Although he makes the point that the Jefferson Institute is non-partisan and has Democrats on its Board, he did co-chair the McDonnell campaign's issues committee on government reform and is well-known within the state's GOP.

Mr. Thompson founded a successful direct marketing agency in Springfield and served as its president for 24 years before selling it to his employees. He was also president of a chain of furniture stores in Georgia during this same time period. Mr. Thompson has been an active member of the National Federation of Independent Business (NFIB) for 27. He served as President of the Virginia NFIB's Leadership Council (Board of Directors representing 6,000 independently owned businesses) for two years and continues to serve on its Leadership Council (state board of directors).

Mr. Thompson serves as Vice Chairman of the Fund for American Studies, an award winning foundation that sponsors nine different summer institutes, and a fall and spring semester program in DC, for college leaders here in the United States and overseas. These institutes are affiliated with Georgetown University, one of our nation's premier universities. For 30 years, he has been a well-known conservative leader in the state and local Republican Party in Virginia.

Mr. Thompson and his wife, Kit, have lived in Fairfax County, Virginia for thirty-nine years. He has been active in the community serving as a PTA President for two terms, on several boards and commissions in Fairfax County, President of the Springfield District Council for four terms (representing over 200 homeowner associations) and now on its Board of Directors, on the Board of the Fairfax Federation of Citizens Associations for nine years, founding member and currently serves on the Board of Directors of the Occoquan Watershed Coalition, currently President of his homeowners association, and he has been a leader in various political campaigns on the local, state and national level. He served on the Board of Directors of the Kidney Foundation for the National Capital Area and helped organize the African American Adoptions, Inc. His two children graduated from the public schools in Fairfax County and his son continues to live in Fairfax County with his wife and two daughters. Mr. Thompson's daughter lives in Nashville with her husband and three children.



**Thomas Jefferson Institute for Public Policy**  
**Board of Directors**

**Michael Thompson:** Chairman and President: For over twenty years Mr. Thompson owned his own marketing company. He has been very active in national, state and local politics as well as a number of state and community organizations, commissions, and committees.

**Randal C. Teague:** Secretary/Treasurer/Counsel: A Partner in the law firm of Vorys, Sater Seymour and Pease, Mr. Teague is a noted international attorney.

**John Alderson:** President of the John Alderson Insurance Agency.

**Warren Barry:** Former State Senator.

**William W. Beach:** Director of the Center for Data Analysis and John M. Olin Senior Fellow in Economics at the Heritage Foundation in Washington, D.C

**Stephen Cannon:** Partner, Constantine Cannon, PC, former Sr. VP of Circuit City Stores.

**James W. Dyke, Jr:** Partner, McGuireWoods and former VA Secretary of Education.

**Robert L. Hartwell:** President, Hartwell Capitol Consulting.

**Alan I. Kirshner:** Chairman and CEO of Markel Corporation.

**Jay Poole:** Retired Vice President for Agriculture Policy and Programs, Altria Corp. Services

**Joseph Ragan:** Founder and President of Joe Ragan's Coffee.

**John Rust:** Former State Delegate and Partner, Rust and Rust law firm.

**John Ryan:** Former Senior Counsel and Director of Gov't Affairs for Bristol Myers Squibb.

**Robert W. Shinn:** President of Public Affairs, Capitol Results

**Todd A. Stottlemeyer:** CEO, Interactive Technology Solutions

**Dr. Robert F. Turner:** Law professor at the University of Virginia at Charlottesville.

**Robert W. Woltz, Jr:** President and CEO of Verizon-Virginia.



*“... a wise and frugal government, which shall restrain men from injuring one another, shall leave them otherwise free to regulate their own pursuits of industry and improvement, and shall not take from the mouth of labor the bread it has earned. This is the sum of good government, and this is necessary to close the circle of our felicities.”*

*Thomas Jefferson*

*1801*

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