

February 16, 1971

JOHN W. GUINEE, JR.
Vice President Marketing

Mr. William A. Radlinski
Associate Director
U.S. Geological Survey
Washington, D.C. 20242

Dear Mr. Radlinski:

As we discussed on Friday, February 12, Gulf Reston, Inc. has endeavored and is continuing to endeavor to provide a wide range of housing so that there should be no problem of accommodating the housing needs of your employees who may be transferred to a central headquarters facility of the U.S. Geological Survey in Reston.

We see no problem with providing housing in the moderate and above price ranges, this being defined as sale units in the \$30,000 and up category and rental in the \$235 per month for a two bedroom apartment category. This type of housing exists and will continue to exist as a part of the normal development program of Reston. It also exists in ample supply in abutting neighborhoods serving your employees. Therefore the specific list of housing currently planned for construction to which itemized reference is made covers the units planned for low and low-moderate income.

We are appending a list of contemplated housing availability showing location designation, type of housing, planned price range and anticipated start and termination of construction. We cannot provide this detail for the entire housing market for your personnel, since Reston is only a relatively small part of the housing area in which your personnel may live. (Actually some of the housing outside Reston may well be closer to your headquarters building than if it were constructed within Reston proper.) We are preparing, however, and will provide a list of housing, by location, and by price range, in some areas outside of Reston, from information obtained from the District of Columbia Insuring Office of the Federal Housing Administration.

We believe that the list provided herewith shows that there will be absolutely no problem in providing for your housing needs, if current programs are met, but we must reiterate that the list has been established based upon our best estimates. We still have no information telling us how many people, in each broad salary category, will wish to move, when they will wish to move, and whether they will wish to rent or to buy in or near Reston. Further, we cannot guarantee that the Department of

Mr. William A. Radlinski
February 16, 1971
Page 2

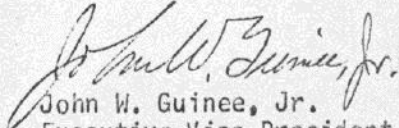
Housing and Urban Development, primarily through its District of Columbia Insuring Office, will recognize a need for housing in sufficient quantities to fund the assistance and program monies needed to make this housing a reality in the area. Our experience has been that the Insuring Office moves extremely cautiously in providing commitments for more than bare minimum quantities of assisted housing in any single geographic area, and moves slowly. Since they must consider housing in terms of geographic zones, they will consider the availability of housing outside of the relatively small boundaries which we are developing, as well as within Reston.

We should also mention that the entire northern sector of Reston, comprising some 2,200 acres, has not been planned in other than extremely preliminary fashion. We anticipate that this area may be planned for development and be developed under such HUD programs as will permit us to designate not only locations for low and moderate income housing but also types and specific numbers, and we hope that this planning will be sufficiently advanced well prior to completion of your facility so as to give further concrete information to you and your employees.

Finally, we would like to point out that the timing on the above schedule for FFA insured projects is also to some extent out of our control since construction cannot start until HUD approval has been obtained either for our own development or for that development to be done by others. Therefore, we have established the construction timetable based upon our current understandings of that processing time, and it is possible that some of the construction may be delayed past the starting and completion dates shown.

As soon as we are able to develop the information for that portion of your housing market located outside of but close to Reston, referred to earlier in this letter, we will forward it to you.

Sincerely,


John W. Guinee, Jr.
Executive Vice President

JWG/gk

NEW LOW AND LOW MODERATE COST HOUSING - RESTON

<u>UNITS</u>	<u>DESIGNATION</u>	<u>START</u>	<u>COMPLETION</u>	<u>TYPE</u>
50	FCHA Apartments	Summer '71	Spring '72	Rental
240	Fox Mill Apts.	Spring '71	Summer '72	Rental
200	Sect. 236 Apts.	Winter '71	Spring '73	Rental
200	Glenvale Cond'ms.	Summer '71	Summer '72	Sale
178	Southgate TH's	Summer '71	Spring '73	Sale
150	Sect. 203b TH's	Winter '71	Spring '73	Sale
350	Alfandre TH's*	Summer '71	Fall '73	Sale
236	Garden Courts	Spring '72	Summer '73	Sale
120	Single Family Detached	Spring '72	Summer '72	Sale
<u>1,724</u>				

*This site is surrounded by Reston, and is approximately one mile from the projected U.S.G.S. headquarters.

NEW LOW AND LOW MODERATE COST HOUSING - RESTON

UNITS

DESIGNATION

50 Fairfax County Housing Authority. (HUD Low Cost)
 Sec. 38 - Block 4 (1000' W of GS site)
 Los Cost Rental Apartments
 Rental - about \$120 of which county pays 1/2.
 Start -- Summer '71 -- Completion -- Spring '72

240 Fox Mill Apts. (HUD 236)
 Sec. 28 - Block 2 (1500' SE of USGS)
 Rental - \$121 - \$169 /mo. 2-4 bedrooms
 Start -- Spring '71 -- Completion -- Summer '72

✓ 200 Sect. 236 Apts. (HUD 236) - No HUD commitment yet.
 Sec. 38 - Blocks. 3, 8, 9, 10, 11
 Rental \$125 - \$175 /mo.
 Start -- Winter '71 -- Completion -- Spring '73

✓ 150 Sect. 203 B Townhouses. - Sale
 Sec. 38 - Blocks 3, 8, 9, 10, 11
 Interspersed with Sec. 236 Apts.
 \$26,000 to \$30,000
 Start -- Winter '71 -- Completion -- Spring '73

200 Glenvale Condominiums - (HUD Sec 235)
 (Garden Apts)
 Sec. 28 - Block 3
 \$18,500 to \$21,000
 Start -- Summer '71 -- Completion -- Summer '72

✓ 178 Southgate Townhouses. (FHA 203 b)
as sub. 24
 Sec. 28 - Block 1
 \$25,500 to \$30,000
 Start -- Summer '71 -- Completion -- Spring '73

350 Alfandre Townhouses. (FHA 203-b)
 Rolf Tract (outside Reston)
 \$27,000 to \$31,500
 Start -- Summer '71 -- Completion -- Fall '73

UNIT

UNITS

DESIGNATION

✓	171	<u>Garden Courts.</u> (Probably FHA) Sec. 38, lots 2, 5, & 6. \$20,000 to \$28,000 Start -- Spring '72 -- Completion -- <u>Summer '73</u> ✓
✓	120	<u>Garden Courts.</u> (Probably FHA) Sec. 44 - Block 1 (East of Sec. 52) \$28,000 Start -- Spring '72 -- Completion -- <u>Summer '73</u> ✓
	65	<u>Single Family Detached.</u> Sec. 38 - Block 1 \$28,000 and up Start -- Spring '72 -- Completion -- <u>Summer '72</u>
	1374	Reston
	250	Rolf Trect
	1724	
	2735	Additional Fairfax Co.
	4479	Total Fairfax Co.

Completion '73 - Reston

<u>Spring</u>	<u>Summer</u>	<u>Fall</u>
(3) 200 apts	(7) 171 garden	(10) 350 garden houses
(6) 150 townhouses	(8) 120 garden	
(5) 178 " "		
<u>528</u>	<u>241</u>	<u>350 (Rolf Trect)</u>
	<u>1169 total</u>	

LOW AND MODERATE INCOME HOUSING SUMMARY

RESTON AND VICINITY

RESTON

<u>Location key</u>	<u># Units</u>	<u>Type</u>	<u>Description</u>	<u>Price Range</u>
1	50	Rental Apts.	F.C. Housing Authority	Public Housing
2	240	Rental Apts.	Fox Mill - Sect. 236	\$121-169/mon.
3	200	Rental Apts.	Section 236	\$125-175/mon. (est)
4	200	Sale Apts.	Glenvale Condo's-Sect. 235	\$18,500-\$21,000 (est)
5	178	Sale T.H.	Southgate - Sect. 203B	\$25,500+ (est)
6	150	Sale T.H.	Sect 203B	\$26,000+ (est)
7	171	Sale Detached	Garden Courts	\$28,000+ (est)
8	120	Sale Detached	Garden Courts	\$28,000+ (est)
9	65	Sale Detached	Clustered	\$28,000+ (est)
	<hr/> 1,374	Total		

RESTON VICINITY

	10	184	Rental Apts.	Dulles Park-Sect. 236	\$115-140/mon. (est)
	11	180	Rental Apts.	Herndon Gardens-Sect. 236	\$114-159/mon.
Herndon	12	413	Rental Apts.	Oakton Park-Sect. 221-D-4	Moderate Income
	13	147	Rental T.H.	Lakeview - Sect. 236	\$133-167/mon.
	14	900	Co-op T.H.	Reflection Lake - Sect. 236	\$132-155/mon. (1st section)
	15	200	Sale T.H.	Tralee - Sect. 203B	\$23,000-27,000
	16	350	Sale T.H.	Deepwood - Sect. 203B	\$27,000-31,500
	17	690	Sale T.H. & Detached	Four Seasons	Moderate Income
Herndon	18	41	Sale Detached	Penn Park Estates	\$27,000-33,000
		<hr/> 3,105	Total		