

Dear Chairman McKay,

On behalf of the McLean Country Estates Homeowners Association (MCEHOA), I am writing to express our strong opposition to the proposed casino in Tysons Corner. MCEHOA represents a community of 32 homes located off Spring Hill Road, between Georgetown Pike and Old Dominion Drive.

A casino in Tysons would significantly increase traffic congestion, lower property values (according to a study from the National Association of Realtors), and heighten the risk of increased crime and other societal costs being imposed on our community. Moreover, a casino may deter new businesses from locating in Tysons, while prompting the departure of existing ones.

Proponents of casino gambling in Tysons often cite the need for increased state revenue. However, a 2022 study by the Federal Reserve Bank of Richmond finds that "...despite tax revenues being a major motivator for state legalization of casinos, there is little evidence that they boost state taxes. We also find that the job gains from casino development are limited to lower-density areas that lack nearby casinos."

Additionally, research by Jonathan Krutz, PhD/MBA, Emeritus Professor at Boise State College of Business and Economics, finds the following:

1. Areas with casinos experienced similar growth rates to non-casino areas;
2. Casino areas saw two to three times lower retail sales growth during the recession (2007-2010) compared to non-casino areas;
3. Casino areas had lower average employment during the recession than non-casino areas.

The lack of economic benefit, coupled with the societal costs that would burden our community, strongly argues against the construction of a casino in the Tysons area (or anywhere in Fairfax County).

We respectfully urge you to oppose this proposal.

Sincerely,

Charles Ing

President, McLean Country Estates HOA