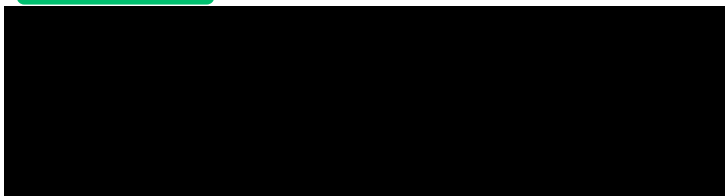


#8

COMPLETE



Page 1

Q1

Contact information

Name	mason Jeremy G. Allen
Email	[REDACTED]
Political Affiliation	Democrat
Website	JeremyforSupervisor.com
Social media accounts	Twitter, Facebook

Q2

Which district are you running in?

Mason

Page 2: Housing Production

Q3

Fairfax County is expected to add about 62,000 households by 2032 according to the County's Comprehensive Plan, requiring at least that many homes for new and existing residents alike. Where in the county do you think density should be increased to accommodate the construction of new housing? Select all of the options that apply. If you don't think density should be increased in Fairfax County, please select "I do not think density should be increased anywhere in Fairfax County."

New housing should be concentrated within a close distance of Metro stations, as identified by the County's Comprehensive Plan.

New housing should be concentrated in one of the County's "Suburban Centers" as designated by the Comprehensive Plan: Centreville, Dulles (Route 28 Corridor), Fairfax Center (the area around Fair Oaks and Government Center), Flint Hill (the area around Route 123 and I-66), Lorton, and Merrifield.

New housing should be built on the site of aging commercial properties, like shopping centers and office parks.

Q4 **Between 62,000 and 80,000**

How many additional units (including the aforementioned 62,000) do you think should be built here by 2032?

Q5
 The Board of Supervisors has a variety of tools at its disposal to increase housing production, including land use changes, legislation, and budgeting. Please rank the following policies that would increase housing production in the order that you would request the relevant County agencies pursue them, if elected. If you would not request that County agencies pursue a specific policy, please select N/A. (This list is purposefully not inclusive of affordability policies, which are addressed in subsequent questions.)

- | | |
|--|------------|
| Incentivizing the conversion of older or vacant office buildings, shopping centers, etc. to residential properties | 1 |
| Reducing parking requirements for new construction projects | N/A |
| Legalizing and incentivizing housing above public facilities, such as libraries, recreation centers, and fire stations | N/A |
| Build and maintain housing for a mix of incomes | 2 |
-

Q6
 Where in your district do you think density should be increased to accommodate the construction of new housing? For reference, here's a map of all nine districts, as well as the

Although I firmly believe communities that are historically single-family areas should be preserved, I recognize that there are certain communities where expanded housing options could be desirable, such as downtown Annandale, Seven Corners, and Baileys Crossroads. These communities stand to benefit from increased multi-family developments, especially if those developments are coupled with mixed-use investments and improved transit. However, any changes in zoning should only be site-specific, not county-wide, and only after seeking the input of those site-specific communities. To create more affordable housing in the county, I plan to pursue policy that will preserve existing affordable housing, protect affordable dwelling units from phase-out during redevelopment, and support repurposing vacant commercial buildings.

Q7 **Means-tested or income-restricted,
 Built by the government,
 Subsidized,
 Rent-controlled,
 Costing no more than 30 percent of one's household income**

I consider affordable housing to be (check all that, in your opinion, apply):

Q8

I consider market-rate housing to be (check all that, in your opinion, apply):

- Not means-tested or income-restricted,**
- Built by private developers,**
- Expensive,**
- Unsubsidized,**
- Not rent-controlled,**
- Costing more than 30 percent of one's household income**

Q9

The Affordable Dwelling Unit (ADU) program (not to be confused with “accessory dwelling units”) requires that a percentage of homes (either 6.25% or 12.5%) in a new residential development with at least 50 homes be set aside as affordable homes. The cost of doing so is paid by a project’s developer, who in turn is allowed to build a larger, denser project. Because the number of ADUs is tied to the number of total units, the larger a development is, the more ADUs will be built. Conversely, if the initial density proposed by a developer is reduced during the approvals process, rather than maintained or increased, fewer ADUs will be built. Supervisors are likely to hear from some constituents concerned by any given project’s potential impact—real or assumed—on traffic, parking, views, and property values and rents, and whether it fits the character of the neighborhood. If a development with ADUs came before you, what would you do, given the likelihood of at least some pushback?

I would encourage developers to maximize the height and density of the project.

Q10

Fairfax County Public Schools spends an estimated \$214,565 of taxpayer dollars to educate a public school student from kindergarten through 12th grade (\$16,505 per pupil, per year). However, many children who grow up in Fairfax County cannot afford to live here as adults. Should it be a priority for the County to ensure that a child on whose education it has invested can afford to live here as an adult?

Yes

Q11

If you selected yes, which policies to make housing more affordable do you think the county should pursue? Select all that apply.

Down payment or closing cost assistance,

Higher Affordable Dwelling Unit (ADU) requirements,

Increasing the County's affordable housing fund, aka the Housing Blueprint Fund

,

Establishing a social housing authority that would build and maintain affordable housing

,

Social housing,

Other (please specify):

Increase the number of workforce dwelling unit offerings

Page 5: Affordable Housing

Q12

How will you ensure that Fairfax County produces housing for residents who make between 50% AMI (\$49,850 for a household of one) and 80% AMI (\$79,760 for a household of one)?

I believe homeownership should be accessible and affordable to everyone, especially those who have been historically disenfranchised. I would improve housing affordability and availability to residents most in need by using all available resources, including developing land owned by the county, support repurposing vacant commercial buildings, and expanding the eligibility of those who qualify for affordable housing. I support an approach to incentivize the creation of more housing units, including strategies such as developer tax credits, density bonuses near major transportation and commercial nodes, and incentives to train and hire more residential construction workers.

Q13

How will you ensure that Fairfax County produces housing for residents who make between 80% AMI (\$79,760 for a household of one) and 120% AMI (\$119,640)?

Housing affordability is a huge issue in Fairfax County. I understand the issue personally as my wife and I were able to afford our first home with the help of the Fairfax County Workforce Dwelling Unit program. As Mason District Supervisor, I would work to expand the workforce housing program by increasing the mandatory minimum allotment for new developments. I would also advocate for the county to offer up to \$100,000 in forgivable loans (similar to Arlington County) to support those at these AMI levels in buying market rate homes. Through programs like these, our teachers, first responders, and county employees can keep providing critical services to our community without worrying about switching professions or being forced to live outside the county and commuting long distances.

Page 6: Transportation

Q14

Enough cars

Do you think there are not enough cars, enough cars, or too many cars in Fairfax County?

Q15

Yes

Fairfax County’s Community-wide Energy and Climate Action Plan (CECAP) has a goal of increasing non-drive alone trips (transit, walking, bicycling, etc) to 30% of commutes by 2030. 88% of commuters drove to work alone in 2020, according to the American Community Survey. Do you agree that incenting residents and visitors to drive less should be an explicit policy goal of the County?

Page 7: Transportation

Q16

Preventing drivers from killing and injuring people will require not just incentives for people to drive less and nudges to make them drive better. It will also require policies that actively reshape the County’s transportation systems and its landscape to decrease single-occupancy vehicle trips, and to slow down the speed of those trips when people do make them. Please rank the following policies in the order that you would pursue them as a Supervisor. If you would not pursue a specific policy, please select N/A.

- | | |
|---|----------|
| Installing red light cameras in more locations | 5 |
| Installing speed cameras in school crossing zones, as allowed in Virginia since 2020 | 2 |
| Reducing minimum parking requirements in new developments near transit | 3 |
| Implementing traffic calming and/or road diets on residential streets where allowed by VDOT | 4 |
| Building more housing and affordable housing in the County near transit and job centers | 1 |

Q17

The Community-wide Energy and Climate Action Plan (CECAP) goal to be carbon neutral by 2050 requires part of the reduction of its transportation emissions to come from residents turning existing single-occupancy vehicle trips into transit, walking, and biking trips. Please describe at least one trip you currently take by car (even if you, yourself, are not driving) that you can commit to taking on foot, by bus, by train, via a mobility device, or by bike instead.

I relied on public transportation as my primary means of travel during my first five years living in Fairfax County and still take the train for daily travel to and from work. I personally understand the need for a reliable transit system, which is critical to every aspect of the lives of those who rely on it. Fairfax County should continue to invest in our transit system to ensure reliability.

Page 8: Community Input

Q18

Fairfax County, like other area jurisdictions, has started to expand its toolbox of outreach methods in order to hear from a broader variety of community members, in addition to traditional outreach formats. The following is a list of potential sources of feedback for a hypothetical development proposal in your district coming before the Board. Rank how important each of these sources would be to your decision-making process. If this source would not be important to you, please select N/A.

Comments from residents at a Planning Department presentation to a civic association	3
Door-knocking in an apartment complex	2
Online survey of 500 residents	4
Pop-up event at a community festival	5
Booth at a farmer's market	6
Letters, emails, and calls from neighbors adjacent to the site	1
