

#11

COMPLETE



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Q1

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Page 2: Housing Production

Q2

Arlington County needs about 20,000 additional homes by 2030, according to a study from the Urban Institute. 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 Arlington County, please select "I do not think density should be increased anywhere in Arlington County."

New housing should be concentrated within a close distance of transit corridors, including the Rosslyn-Ballston corridor, Route 1, Columbia Pike, and Langston Boulevard.

New housing should be built throughout existing residential neighborhoods in duplexes, triplexes, townhomes, and small apartment buildings.

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

Q3

Between 20,000 and 30,000

How many additional units (including the aforementioned 20,000) do you think should be built here by 2030?

**Q4**

**No**

The recently passed Expanded Housing Options (or Missing Middle) zoning changes will allow four homes, and in some places six, on lots where previously just one house could be built. Do you support this?

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**Q5**

The County Board has a variety of tools at its disposal to increase housing production, from land use changes to 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, 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 policies that are specific to affordable housing, which are addressed in subsequent questions.)

Expanding the Expanded Housing Options zoning changes to allow eight homes per lot, as originally proposed	<b>N/A</b>
Incentivizing the conversion of older office buildings, shopping centers, etc. to residential properties	<b>3</b>
Reducing or removing parking requirements in new construction	<b>4</b>
Legalizing and incentivizing housing above public facilities, such as libraries, recreation centers, and fire stations	<b>2</b>
Build and maintain housing for a mix of incomes	<b>1</b>

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Page 3: Affordable Housing

**Q6**

**Means-tested or income-restricted,**

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

**Costing no more than 30 percent of one's household income**

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**Q7**

**Not means-tested or income-restricted,**

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

**Unsubsidized**

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**Q8**

Arlington has nearly 8,500 committed affordable homes (with income restrictions) both in affordable housing-only and mixed-income developments. The County Board can approve larger or taller buildings than allowed by zoning in exchange for developers providing affordable units. This means that the larger a development is, the more affordable homes can be built. Conversely, if the initial density proposed by a developer is reduced during the approvals process, rather than maintained or increased, fewer affordable homes can be built. County Board members are likely to hear from some constituents concerned by a project's potential impact—real or assumed—on traffic, parking, views, and property values, and whether it fits the character of the neighborhood. If a development with affordable units 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.**

**Q9**

Arlington Public Schools spends an estimated \$260,000 of taxpayer dollars (\$20,000 per pupil, per year) to educate a public school student from kindergarten through 12th grade. However, many children who grow up in Arlington cannot afford to live there as adults. Should it be a priority for the County to ensure that a child it pays to educate can afford to live here as an adult?

**Yes**

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Page 4: Affordable Housing

**Q10**

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,**

**Creating a blanket Inclusionary Zoning program like in DC, Fairfax County, or Montgomery County, in which all new development is required to set aside a percentage of units as affordable housing**

**Increasing the County's affordable housing trust fund,**

Other (please specify):

Modifications to Accessory Dwelling Unit rules. Expanded property tax deferrals to support aging in place. Community Land Trust for preservation of existing housing and potential partial charitable giving in estates.

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Page 5: Affordable Housing

**Q11**

This is a map of committed affordable (income-restricted) housing in Arlington County as of 2021 (click to see a bigger version), which shows that 98.5% of the County's nearly 8,500 affordable housing units are located south of Langston Boulevard (Route 29, formerly Lee Highway) and in areas that are historically less affluent and more racially diverse. This effectively means far North Arlington, the wealthiest and least diverse part of the county, is functionally off-limits to people with low and moderate incomes. What would you do to increase the amount of affordable housing in far North Arlington?

I have been an advocate for transit-oriented and climate-sensitive affordable housing since I served on the GreenHOME board of directors in the 1990s. More recently I served as interim executive director of nonprofit affordable housing provider AHC.

Today there are some market rate affordable units for moderate income families north of Langston. I have personally worked with several large refugee families who cannot be housed in the stock of CAFs (mostly 1/2BR, some 3BR, only EIGHT 4BR) in Arlington County. I have worked with neighbors and landlords to identify homes and help place 12+ person families in them. One is next door to our home.

Some low income families supported by Housing Choice Vouchers or rental grants.

However, more committed affordable and deeply affordable units are needed to meet our whole community's needs. I'm proud to be part of Plan Langston Boulevard, which identifies several larger parcels for additional CAFs.

In addition, I have worked with St. Mary's Episcopal and several other parishes and nonprofits to explore more scattered site CAFS that would preserve and reuse existing homes and support residents with services if needed. I would explore HUD and AHIF funding, as well as philanthropic funding, to support pilots of this approach.

Additionally, fixed income seniors and disabled homeowners need additional property tax relief to age in place while property values climb. To support this I will work to expand the current program to include more residents, with deferred taxes paid by their estate.

Additionally, I will work to revise Accessory Dwelling Unit rules to allow renting of a larger portion of one's home, for example allowing a family starting out or a caregiver and family to live with someone aging in place.

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Page 6: Affordable Housing

**Q12**

How will you ensure that there is housing in Arlington County for residents who make between 50 percent AMI (\$49,850 for a household of one) and 80 percent AMI (\$79,760 for a household of one)?

Preservation and repair of existing market rate homes.

Income averaging on LIHTC/AHIF projects to allow deeper affordability.

Continued investment in CAFS.

Expanded homeownership opportunities, possibly coupled with a Community Land trust.

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**Q13**

How will you ensure that there is housing in Arlington County for residents who make between 80 percent AMI (\$79,760 for a household of one) and 120 percent AMI (\$119,640 for a household of one)?

Incent preservation and repair of existing market rate homes.

Streamline site plan review process to set clear community benefit priorities upfront.

Revise ADU rules as above.

Continue to review parking requirements and utilization, especially in transit corridors.

Expand home ownership program and update the down payment assistance amounts with increases in average home prices

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**Q14**

**Yes**

Arlington currently has an Affordable Dwelling Unit (ADU) program in which homes are set aside for moderate-income households to buy at reduced prices, with covenants that require them to stay affordable forever. There are currently just 59 for-sale homes in the program. Would you support expanding the ADU program to include more for-sale homes?

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Page 7: Transportation

**Q15**

**Too many cars**

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

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**Q16**

**Yes**

Arlington's Transportation Master Plan has a goal to increase the number of trips by every travel mode \*except\* for people driving alone, which means reducing the number of private vehicle trips. About half of County residents drive to work today. Do you agree that incenting residents and visitors to drive less should be an explicit policy goal of the County?

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**Q17**

Yes

Internal data for WMATA estimates that bus delays cost the system about \$14 million per year. Buses are primarily delayed by sitting in single-occupancy vehicle traffic. Bus riders are more frequently Black and brown, and less affluent, than rail riders and drivers. Would you support removing single-occupancy vehicle parking and travel lanes for dedicated bus lanes, which make bus service faster and more reliable?

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Page 8: Transportation

**Q18**

**DES should repurpose whichever lane its staff believe is best on any given street.**

If yes, how do you think the Arlington Department of Environmental Services (DES) should prioritize repurposing street space to create dedicated bus lanes?

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**Q19**

Yes

A 12-year study, published in 2019, found that protected bike lanes drastically lowered fatal crash rates \*for all road users\* in Seattle (-60.6%), San Francisco (-49.3%), Denver (-40.3%) and Chicago (-38.2%), among others. Would you, as a Planning Board member, support removing single-occupancy vehicle parking and travel lanes for protected bike lanes?

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Page 10: Transportation

**Q20**

**DES should repurpose whichever lane their staff believe is best on any given street.**

If yes, how do you think the Arlington Department of Environmental Services (DES) should prioritize repurposing street space to create protected bike lanes?

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Page 11: Transportation

**Q21**

Reducing traffic fatalities and injuries will not only require 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. To that end, please rank the following policies in the order that you would pursue as a County Board member. If you would not pursue a specific policy, please select N/A.

- |   |          |
|---|----------|
| Installing red light cameras in more locations  | <b>3</b> |
| Installing speed cameras in school crossing zones, as allowed in Virginia since 2020    | <b>1</b> |
| Removing minimum parking requirements in new developments near transit                  | <b>6</b> |
| Implementing road diets on arterial streets   | <b>4</b> |
| Making some streets, especially residential streets, car-free                           | <b>5</b> |
| Building more housing and affordable housing in the County near transit and job centers | <b>2</b> |

**Q22**

On-street parking occurs in public space, which means that an on-street parking spot cannot belong to a specific individual, and people park in different places at different times. What do you consider a reasonable threshold for evaluating if street parking is sufficient in any given neighborhood?

**A resident is able to find an available public street parking space on their residence’s precise block (about a one-minute walk), most of the time**

**Q23**

The county’s climate action plan goal to be carbon-free by 2035 requires most 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.

Trip to church.

**Q24**

Arlington 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. The following is a list of potential sources of feedback for a hypothetical project or initiative coming before the board, such as a master plan. 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 county staff presentation to a civic association	<b>2</b>
Door-knocking in an apartment complex	<b>3</b>
Online survey of 500 residents	<b>4</b>
Pop-up event at a community festival	<b>1</b>
Booth at a farmer's market	<b>6</b>
Letters, emails, and calls from neighbors adjacent to the site	<b>5</b>

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