

Appendix

Financial Tools (Summary-Financial Tools P.9)

Given the financial tools Arlington County has explored (or is exploring now), what is missing? What other tools and resources should we consider?

Against Affordable Housing

- It's time to re-think what is meant by affordable housing, who it is meant for and what it is trying to accomplish. Many Arlingtonians live here because we cannot afford to live closer to DC where we work. Arlington offers many amenities and a relatively short commute to work (about 1 hour by public transportation). It will be less attractive if it becomes more densely populated.
- Arlington is diverse in population and there are affordable units being build. I think the country needs to also focus on the needs of middle class families who want to preserve the character of Arlington.
- There is an Affordable Housing Apartment building that is almost finished in Alcova Heights. It's large. There are so many apartments going up. I'm concerned about the traffic. The green light only lasts 18 seconds. It's not enough time for all the cars to get through.
- The county should not be in the housing financing business.
- You are relying too much on debt (floating bonds) and not focused on the current enrollment projections and how you will meet these with the existing infrastructure. Forget more expansion. Wake up and do your job today.
- None. We have enough of these financial tools, which are disguised transfers of housing wealth and benefits to a select few beneficiaries to the detriment of most Arlingtonians.
- Devote fewer county resources towards affordable housing.
- How about asking if we are comfortable with the tools already utilized. Again, you assume everyone wants more, more, more.
- Why should anyone expect the county to provide "affordable" housing...whatever that means.
- "You should not be spending any more county money on keeping prices and rents down. That is not the role of the county government.
- And, make APAH and AHC stop raising their rents. That will keep prices down at the CAFs."
- We do not need public financing that pushes development beyond its natural limits.
- That "financial tools" overview looks nice, but it's vague and short on applicability to a resident. I'm not looking for financial tools from the county, I'll manage our finances using personal and privacy sector tools. If you mean tools for you to use, your survey question is unclear. To answer that, though, please, I beg you, do not take on even more debt for these initiatives. The county board has been reckless with these annual bond initiatives, and it's irresponsible to continue along that path.

Schools

- I'm not interested in the tools. Look at the school boundaries. You can't keep building affordable units in elementary schools that are already high poverty.
- None at the moment. Arlington should devote its budget to addressing the infrastructure and school needs for the population we already have before devoting more resources t more density.

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- None. Stop spending money on affordable housing until you have fixed the school capacity issue and have a plan to increase park/open space.
- Stop building committed affordable housing and zone areas so that middle class housing can be built. Spend the money to support the existing high needs school population that already resides in committed affordable housing.
- None. Other than ensuring when considering funds to put to affordable housing that the money going to schools is also increased.
- A long-term analysis of the impact of student-generating housing on county schools. Where we will get the resources to accommodate all the new students that adding housing units will bring.
- Stop using money for AH. Fix the schools.
- Arlington should get their own house in order i.e: our school problem, lack of enough law enforcement, budgetary issues, parks and open space and overspending - all BEFORE we add still higher population density. We keep harming our future residents because the county government cannot get ahead of themselves.
- Stop trying to change the free market, breaching your fiduciary responsibility by improperly allocating funds, and go back to your day jobs.
- how to fund schools is missing. how to create enough space for people to be outside is missing. how to build community between renters and owners is missing. All of these things must be funded.
- Work to make life better for current residents. Stop worrying about what we don't have.
- If you invest in affordable housing and encourage more density, you must make commensurate investments in corresponding County needs. EG schools, parks, and other community services. This has historically not been done, or even linked when considering approval of new developments.
- slow down the growth until we can afford it which means increasing the commercial side of our financial house - looking at alternatives for schools (there are loads of options out there that we're not pursuing) , and generally not rushing in to be everything to everyone - the entire world cannot reside in Arlington...and that is a horrible thing to say - however - someone has to say it and understand it.
- Eliminate all public funds to affordable housing initiatives. It shall be completely privatized.

Taxes

- Stop offering more services until our businesses are filled and our taxes are lowered
- balancing housing needs with more resources for schools
- No, stop providing funds to affordable housing and stop increasing residential tax
- Nothing. Stop giving my tax money to groups that do nothing but destroy neighborhoods because of concentrated poverty.
- Quality is more important than quantity - this needs to be a long-term plan, not something just to develop every last foot of Arlington County with housing. There needs to be a recognition that not everyone in the DMV can or should live in the county and that the county has the ability to manage that flow.
- Again, I am troubled by this question since it assumes a level of knowledge re "the financial tools Arlington County has explored (or is exploring now) that neither I nor the typical respondent possesses. So, I am concerned about at least the following principles: (i) that my taxes not be

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increased any further to support housing initiatives since they are at a point where it is becoming prohibitive for me to live in the County; (ii) that no greater percentage of County monies be devoted to housing initiatives. If the County wants/needs more resources for housing related issues, they need to come from outside of County resources and without impacting the available of such resources for other important needs within the County.

- None, I don't know anyone that ever looks at them. Maybe the school board? Would be great to see a breakdown of school costs and why we spend more per student than anywhere else in the DMV
- None, the government should not be in the business of providing housing. If you want to provide tax reductions to allow seniors to age in place, fine. If you want to provide tax incentives to lure high-earning residents to Arlington, great. If you want to get more local police into my neighborhood, great.

AHIF

- Alternatives to AHIF. Alternatives to New Urbanism
- What is missing is the fact that the AHIF is a political football where well-connected non-profits with extensive ties to Arlington County politics lobby for more taxpayer money out of the County's general revenues. It is a classic example of the "self-licking ice cream cone"/special-interest scam.
- Unwise to create permanent budget obligations by loaning money. AHIF is part of the problem to the extent it is concentrating poverty.
- Stop putting all of our extra money into the AHIF. You have created ghettos with concentrated AH that is negatively impacting schools. Take that extra money and use it to shore up the failing schools you created.
- "Everything listed on the Affording Housing Investment Fund page above should be pursued to the fullest extent possible. These links have more interesting ideas:
- <http://uli.org/wp-content/uploads/ULI-Documents/Preserving-Multifamily-Workforce-and-Affordable-Housing.pdf>
- <https://www.enterprisecommunity.org/blog/2017/03/how-local-governments-can-raise-much-needed-resources-affordable-housing>
- <https://www.curbed.com/2017/7/25/16020648/affordable-housing-apartment-urban-development>"
- Take a new look at required payments into the AHIF fund for market rate/luxury developers - are these payments adequate? Should they be increased to better reflect rising rents and costs of construction? This would bring more contributions into AHIF.

Align Definitions

- Making sure the housing programs align with housing prices in the area. A family making 150k cannot afford the mortgage on a house in the county even if they use the mortgage program the county offers.
- Increase income limits applicable to benefits provided by VHDA
- Higher definitions and more availability of moderate income dwelling units

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Bank Loan Incentives

- Arlington has many (too many?) bank branches. They should be incentivized to provide housing loan support to lower income residents who are saving to buy a home. a
- More banks willing to join the program affordable down payments
- Arlington needs to look at what cities like NYC and San Francisco have done to leverage foundation investments, bank lending, and government backing to create large pools of accessible funding for affordable housing and nonprofit developers. We need to prioritize financing that will provide the upfront costs for tools like community land trusts that can provide long-term affordable housing.

Basement Rentals

- I called to ask about making my basement an attachment dwelling to rent it out just last week. The standards are totally out of reach for almost any house I've ever seen in Arlington. Safety matters, but some of the rules seem placed just to make it impossible. Like the separate air system, I could never afford to change that, and I could care less if I smell the cooking from downstairs. (The reasoning I was given for needing separate systems)

Benchmark Communities

- Study other successful communities.

Better Leadership

- Leadership with the competence and forward thinking to execute a plan+A51:A57
- What is missing is competence at the county board level. There are fairly straightforward solutions, but the county board prefers to cater to the wealthy and pay only lip service to creating affordable housing.
- "Common sense and a true sense of responsibility to citizens and taxpayers on the part of the County Board and staff are completely missing. Nowhere in the Housing Master Plan is there a realistic cost analysis that identifies new revenue sources that would even come close to its reckless goals. Nowhere is there a long-term analysis of the impact on county schools or where we will get the money to accommodate all the new students that adding housing units will bring. Much less has staff or the County Board explained how we will cram more schools, libraries, fire stations, community centers, etc., in the mere 2.2 sq miles of existing county and school land. This is not ""planning,"" folks. Are there other options? Maybe: Co-ops (where the homeowners don't own the land) are a less expensive but impermanent way to go <https://www.realtor.com/advice/buy/the-basics-of-co-op-housing/> Land banking, although here in ArlCo, it's not as viable <https://www.communityprogress.net/land-banking-faq-pages-449.php>. Equity-share programs (public or private) to help educators and others busy homes in high-cost areas https://www.washingtonpost.com/business/2019/04/30/equity-share-system-designed-help-educators-become-homeowners/?noredirect=on&utm_term=.29fd75499956 Private efforts like the Shelters to Shutters program in DC, which matches homeless individuals with hard-to-fill jobs in apt. buildings and which also provides housing <https://www.washingtonpost.com/lifestyle/2019/04/25/this-novel-program-gives-homeless->

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[people-jobs-apartment-buildings-housing-go-with-them/?noredirect=on&utm_term=.5c0d8ad10f06](https://www.aacounty.org/about-us/newsroom/2019/05/06/people-jobs-apartment-buildings-housing-go-with-them/?noredirect=on&utm_term=.5c0d8ad10f06). At this point in the game, we need commercial and development entities to step up to the plate. They have long benefited from driving Arlington's "flexible" land use and zoning policies that have fueled the cost of housing at the expense of the rest of us."

- What is missing are concrete steps, milestones, and actions.
- Somebody intelligent in the Arlington County government.
- It's hard to say, because Arlington County is not meeting the commitments it made in the Affordable Housing Master Plan. Need and demand for other funding would change if that were to occur.
- Arlington County needs to be more transparent with its use of financial tools. If the concern is about housing affordability for county and APS employees, conduct analysis and adjust compensation if needed.

Bonds

- Issue a bond to get funds now to build soon rather than wait for Amazon and other commercial tax revenue, when land and construction costs will only be higher than today
- ask Amazon to make the \$3M investment at ACF an ANNUAL contribution!"
- Bond issuances of varying kinds depending on legality/feasibility. I think residents would vote for a bond if communicated as something that would help prevent displacement, preserve/create affordability, helping seniors, etc.
- Bonds
- GO or MO bonds backed by the County and using AHIF as back-up debt service reserve.
- Consider housing bonds.

Coops

- Coops. Talk to people in NYC.
- Coops and land trust arrangements that bring in not-for-profit organizations to offer solutions to achieving truly affordable housing for lower and middle-income families. Private development and existing government tools have failed to achieve the desired goal.

County Employee Assistance

- Incentives to keep county employees living in ARL
- Targeted loans for people who work in Arlington in jobs such as first responders, teachers or nurses who actually work in Arlington.
- Grants for county employees to live in Arlington.
- Explore government benefits in this area to include housing incentives for the civilian workforce. A program like what the VA gives service members but for non-uniformed workers.
- Subsidies or reduced down payments for government employees with good credit scores.
- More homesteading, zero interest loans or grants to low paid public servants like teachers
- housing allowances for county employees
- Direct payment and vouchers for County Employees or via partnership with businesses.
- Subsidies dedicated county employees, teachers, firefighters, and police.

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Disincentivize Car Ownership

- Charge market rates for on street parking; fund better transit and bike infrastructure. Stop subsidizing multiple car ownership through the car tax refund allocation.
- Cash incentives to get rid of your car

Earmarks

- Earmark a portion of the documents recording tax for affordable housing funding.

Education

- Exploring financial literacy programs

Fees

- 1) consider night and day market in public spaces. every stall (with specific measurements) can be charged with a certain fee to be receipted as income. 2) consider user's fee in the main thoroughfares. 3) consider adjustments of taxes of the landlords and business establishments 4) encourage donations from residents and to allot a certain day for selling the donated items for a price instead of giving it all to goodwill. 5) tickets for sale and for raffle with a very interesting prize to attract residents to buy

First-time Homebuyer Assistance

- How about tools for first-time homebuyers? I see lots of initiatives for developers, but very little for actual humans who are buying homes, especially folks who are first-time home buyers. Millennials haven't been buying homes at the rates of previous generations because it isn't economically possible for most of them to do so.

Focus Groups

- Common sense focus groups and input. No more lofty goals without realistic implications (i.e., overcrowded schools and streets)

Funding

- There seems to be enough funding
- More money.

Garden Apartments

- Preserve existing garden units, as was done. To some extent with Buckingham.

Geographical Equity

- It's far better to disperse the affordable units throughout the county. Let's integrate Arlington, not continue to economically segregate Arlington.
- Moving AH throughout the county.

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- I think Arlington needs to spread out affordable developments. These buildings could be attached to rec centers, like Arlington Mill and should have pools. South Arlington lacks public pools.
- Arlington should work to try to spread the burden of increased density throughout the county, instead of focusing it on South Arlington.
- Reality. You need to reach out and talk to all types of people in Arlington not just people in North Arlington. Those of us who have been in South Arlington are beyond tired of being neglected and being quoted county policy and so-called income statistics when it comes to being able to truly afford to live here and to qualify for "affordable housing."

Housing Subsidies

- Give people money and let them go find an apartment versus creating so called affordable units.

Incentives

- Again, do not overlook a pilot program that engages homeowners not ready to sell the opportunity to rent to 2 willing families that might want a leg up into a stronger school, and single-family home. This would expand diversity in neighborhoods. With a management system in place, willing homeowners would be relieved that their home would also be well maintained and cared for.
- "Encourage new buildings to include max residential units - e.g. make it easier for new buildings in R-5 to be 2 units."
- Offer an incentive for homes smaller than a given size (2500 ft sq?). Offer an incentive for green certification and net zero construction. Reduce DFU fees and electrical permit fees if the house meets water and energy efficiency standards. Allow for seamless permitting for the installation of solar panels. Lowering water and electric bills make homes more affordable.

Incorporate into City

- Should Arlington become a city like Alexandria or Falls Church?

Increase Assessments

- Greater assessments on luxury condos and luxury homes to subsidize affordable housing.

Increase Tax Revenue

- Amazon should increase our taxation base (already in the works). Slightly increase property taxes. Find an appropriate way for low to middle income residents to contribute more.....
- Possibly a local income tax? Wouldn't that be a better option than real estate tax? Or at least add an income tax. Our median income in Arlington is high. We ought to be able to afford a small tax on our incomes.
- Additional taxes for the top tax bracket and for businesses that contribute to increases in housing prices.
- Again, looking at property taxes - I'm not sure if there's a way to keep apartment management companies from passing on all the costs of property taxes to renters, but honestly I'd rather pay property taxes on my one bedroom apartment directly to Arlington County (which I feel would

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be cheaper) than have the building try to pass it off on me with a 10% rent increase (which doesn't just include property taxes - management will say this is the sole cause of the increase, but they often try to get as much money as they can.)

- Exponentially higher taxes on bigger houses

Knowledge-Based Solutions

- I am not qualified to respond to this--that is what experts are for. I urge the County to take to a range of qualified experts, with major efforts to include experts in senior, low-income, and middle-income housing.

Land Trusts

- Affordable home land trusts. If renters and owners don't own the land, the costs will come down.
- Would Arlingtonians band together to lend money to homebuyers, like a real neighborhood credit union? I am all about economic assistance. Or the county buy some homes and sell them at an affordable price? Or those Trusts?
- Community land trusts

Loans

- low percentage loans
- A revolving loan fund for sustainable affordable housing might be helpful.

Lower Taxes

- If you mean new taxes, I'm against them.
- Pay off debt and reduce Taxes

Market

- Include parking requirements as affordability tool. ADUs should not have an off-street parking requirement. That said, free and abundant on-street parking is not a right - price it aggressively, especially after the 1st car per HH. Return some of the revenue directly to neighborhood street, bike, walk, etc. improvements.
- Honestly, the market is the best answer for this kind of stuff. New development low income housing is too expensive to build. Filtering works, if it is allowed to occur naturally. Inclusionary zoning in high density units is also expensive and an imperfect tool, but is still better than direct build low income housing.
- Capitalism.
- Let the market decide.
- Transfer of development rights. There is no clear reason to let possible historic listing be the main factor in any redevelopment. Unless a building is already in the National Historic Register, unlink it from potential affordable housing conversations. Give developers a freer hand up front to think of ideas and let them beta test"
- How about the Free Market System? Is there anyone in America who can point to an affordable, (say subsidized), housing scheme that doesn't confine the already marginalized in small areas

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which by definition and design are less desirable? What difference is it that the subsidies may be arrived at by taxation, debt, proffer, etc.? The end result is always the same; at first a gaily painted ghetto. And then a soaring demand for schools and services from families who are hard to tax. The subsidies are soon eclipsed, the paint fades and the projects are eventually sold to developers of fashionable condos. Policy makers can delay, distort and exhaust the lexicon of euphemisms but nothing can withstand the laws of supply and demand which, as Econ. 101 teaches, are the voices and choices of the people.

Missing Middle Tools

- Middle income financial tools is the main thing that's missing

Modular Homes

- Modular homes that are built in the factory and then delivered on the lot. This reduces the price of new construction.

Mortgage Assistance

- Down payment help for single family homes.

Notice of Funds Availability (NOFA)

- Retain Notice of Funds Availability (NOFA) system for selecting affordable housing projects for funding. Amend NOFA to give geographic distribution more points.

Oversight

- Legal, look at the practices and price fixing by these apartment buildings. Investigate them and address it.

Peter Roussetot

- See recommendations of Peter Roussetot on this subject.

Private Sector Burden

- Require the private sector to bear more of the load in expanding affordable housing in Arlington. For example, if a company wants to locate to or relocate in Arlington, then it should be required to contribute meaningful amounts of money to increase affordable housing stock, but only in dense transit-oriented corridors.
- Amazon should provide or offer housing within it's new complex, maybe Arlington could create a grant program so families could learn to re-build old houses (with contingencies that they have to stay in the house for >5 years, etc. so it didn't turn into a "flip")
- TAX NEW businesses that will impact the County.
- Tax Amazon for affordable housing and stop giving corporate handouts!
- Ensure matching investments are made into schools and other community services
- Private efforts like the Shelters to Shutters program in DC, which matches homeless individuals with hard-to-fill jobs in apt. buildings and which also provides housing
<https://www.washingtonpost.com/lifestyle/2019/04/25/this-novel-program-gives-homeless->

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[people-jobs-apartment-buildings-housing-go-with-them/?noredirect=on&utm_term=.5c0d8ad10f06](https://www.aahif.org/people-jobs-apartment-buildings-housing-go-with-them/?noredirect=on&utm_term=.5c0d8ad10f06)

Developers

- Don't let developers pay into the AHIF in lieu of placing affordable units in their market rate buildings.
- Require developers and new taxpayers pay the bulk of costs that result from housing expansion in Arlington.
- "Stop allowing developers to pay out of affordable housing so that your funds can concentrate poverty elsewhere. Instead, require new development to include affordable housing.
- Require developers to contribute to the schools"
- Let developers pay for new schools in exchange for the right to build more homes here if there's a way to do that without running afoul of Virginia's restrictions on those things.
- Require developers to (1) not buy out of AH units in new construction and (2) require developers to contribute to schools
- Press developers to do more
- "Impact fees on developers to cover the actual cost of additional residents in Arlington. Bonds to preserve existing affordable housing rather than spending bond funds on aquatic facilities and other non-essential County needs."
- Get more money from developers which you will use to build schools, roads, and finance additional county services.
- Requiring developers to contribute financially towards schools in the area they are building. With large scale development comes more families with kids in APS, overcrowding at schools is rampant. The schools need more resources to accommodate.
- Larger cash payments from developers and more general funds and tax abatement

Proffers

- "Push for proffers. We need commercial and development entities to step up to the plate. They have long benefited from driving Arlington's ""flexible"" land use and zoning policies that have fueled the cost of housing — at the expense of the rest of us. Make employees live at 40% and 60% AMI. Then see what happens with county programs."
- Actual cash deposits from housing developers like Loudoun County. Proffered funds from these developers, including the ones that construct one-off in-fill dwellings.

Public Housing

- County-sponsored apartments, with rents intentionally kept low

Public-Private Partnerships

- We have good tools, but we need to use them more aggressively, in particular the partnerships with private entities.
- "Maybe public private partnerships? Like I remember local universities doing for training graduate students. Private firm helps with new technology equipment for GMU while the grad students learn how to use the equipment while earning their advanced degree. After they are

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trained to use it so can work with private firm and be very productive immediately. If that can crossover to housing as a win win. Some Housing for the private firm employees?

Or even a few very short-term type offerings within the building? Non hotel options for frequent travelers involved with the private firm..? Creative, not sure how valuable...?"

Reduce Spending

- Only ones that do not add to the tax burden.
- Learning not to spend money
- Do not use tax dollars for affordable housing. If you can't afford Arlington then live elsewhere.
- "Think more regionally - the lowest cost housing is never going to exist in Arlington.
- Avoid expensive projects (new swim center) in order to keep taxes low. Affordable housing expenditures also drive up costs for the middle."
- Live within you means.
- Stop throwing \$ projects like the Pool, Trolley, Million \$ bus stops and quit giving \$ to competitors like Ballston Mall and Amazon (duh?) and Nestle.
- Stop spending money on vanity projects like the pool and the trolley. Fix the roads and schools first.

Regional Solutions

- I would prefer the County pursue regional solutions that involve other jurisdictions providing CAFs. All financial efforts are merely going to add to CAF developments in Arlington - not actual missing middle housing - especially in the south. The south has done its share and continues to do its share. If so many people in the north want more affordable housing in the County, they can start agreeing to it in their own back yards. "Affordable housing" in Arlington will always mean CAF-level. North will gladly take the missing middle responsibility; but it needs to step it up for CAF-level affordability.
- Ability to explore across the region and consider transportation options

Rent Control

- Rent control. Living wages for county employees.
- Rent control? Renters have no rights, we sign these very unilaterally favorable lease agreements. It makes moving hard and expensive and harder to line up the next place. I am tired of it after 7 years of this crap.

Rezoning

- Rezoning and tax rebate for creative affordable housing options
- Maybe consider zoning changes that could incentivize added density?
- Don't know. It doesn't cost money to re-zone. Just have the courage.

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- Abolish single-family zoning. It's a subsidy for the rich. Developers can make more money on a fourplex than a single house, so let them. Let them build more housing. Increase the housing supply, and housing costs will go down.
- While attracting private funds is important, we can't let corporate interests destroy the neighborhoods. By limiting the type of buildings and type of stores that go into them we'll get a better neighborhood mix. When millennials and Gen Z are looking for housing they shouldn't have to live 4 and 5 to a 2-bedroom apartment.
- I changed the zoning. Allowing higher-density especially close to main arteries. Accessory structures which can be built on existing properties. Current laws are too stringent that no one can qualify. Even after having been revised in mid-May.
- I don't see how you can make county affordable housing projects attractive to private capital when they'd probably see a better return buying up existing properties or developing market-rate units themselves. And while rent prices continue to increase, operational and opportunity costs for county-owned land will go up as well. Better, I think, to concentrate efforts on increasing supply through land use reform as much as possible.
- Stop with the corporate welfare for Amazon etc. and rezone commercial space for housing.
- "Financial tools have very limited impact if Arlington zoning continues to exclude affordable housing from the vast majority of the county ("single-family zones"). I don't even like the term "single-family" zoning. Because people who live in apartments, townhomes, condos, and affordable housing are families too. I do not support Arlington increasing financial tools unless it is accompanied by an increase in the areas in Arlington County in which it is legal to build affordable housing."

Senior Assistance

- Aging seniors that are staying in their own homes. Seeing that there is money availability for them to put in senior assist equipment
- As home values continue to rise in Arlington, the County should seek financial tools to ensure that long-time Arlington residents (especially those on fixed incomes) can continue to live in their homes. Property tax deferrals and/or property tax forgiveness programs for older residents on fixed incomes should be considered.
- Tax breaks for those living in Arlington for 20+ years and seeing property taxes rise. Cap property tax increases to 2% yearly. Use zoning and other rules to keep existing affordable housing and not allow any new development that adds market rate housing until required affordable housing goals are met.

Stop Developers

- In terms of buying a home, we need to figure out how normal families can buy homes and not developers. Normal families can't compete with developers.

Stop Tear Downs

- Not letting people knock down once affordable smaller homes to build mansions.

Subsidized Housing

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- In CA, they provide the opportunity for people to buy housing units by subsidizing the cost of the units. Then, when the person sells the unit, the housing authority receives 1/2 of the profit from the sale, which is then used to help someone else buy a unit.

Supply Side

- Instead of using the funds to create more building, maybe using those funds to create homes for the middle class residents to have an opportunity to become homeowners
- This is a supply side issue, no grant is sufficient to fix.

Taxes

- Not sure. Maybe working with the Commonwealth Legislature to give dedicated tax breaks to those who rent in Arlington- like at the end of the year, take 10% off your taxable income (i.e. a below the line deduction) for those who rent. Especially since as a renter we get no direct economic benefit from renting versus owning and owning in certain parts of the county will be a joke.
- Tax credits for renters, scaled by AGI. Protections on the amount that rent can go up lease to lease as well as protections on lease terms (e.g. we cannot have short-term sub 6-month leases). We need more renter rights in the county for the thousands that can't financially plan for 30% rent increases.
- the tax forgiveness needs to be changed. it should be a tax deferral. it is absurd to give away so much money to heirs when they inherit property.
- "Again, looking at the RETR and square footage of exempted homes. Could you look at taxing buildings with really high condo fees (not in buildings over 20 years old) and building where there is essentially a condo fee that only the rich can pay. Sort of analogous to taxing Cadillac healthcare. People should be building condos that are affordable via the condo fees as well as in the overall price of the unit. Also, empty units should not mean less in taxes - empty units should be taxes more than units that are occupied... Subject to affordable housing availability. Increase taxes on 2nd homes in Arlington that are not rented/occupied at all times. If it is not someone's primary residence, why are they are in Arlington? For instance, international rich people have created lots of empty housing in parts of London and NYC. What polices counteract empty units of that kind without discriminating against non-citizens?"
- Instead of adding units, eliminate property taxes on rentals under 2500 if owner agrees to rent for fair market value minus the property tax on that rental unit. The County will save money on less of a student population and infrastructure costs.
- Reduced tap fees/fund payments for 100% affordable housing developments.

Transit Oriented Design

- Apartment buildings along Metro

Underutilized Public Space

- More intentional exploration of how underutilized County-owned land can be used at very low cost for affordable housing.

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Upzone

- Upzone N of Lee Hwy
- "Aggressive upzoning in single family neighborhoods. Remove height restrictions. Enable by-right development. Inclusionary zoning"

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Financial Tools (Summary- Financial Tools P.10)

Beyond loans originated through the Affordable Housing Investment Fund (AHIF), what other financial strategies should the County explore to create more Committed Affordable Units (CAF's) and improve leveraging of County funds?

ADU's

- Loans to owners to assist with build-out of ADU's in exchange for affordability commitments.

Against Affordable Housing

Schools

- No funding to affordable housing so that we do not have a budget gap every year. The money would be better spent on our schools.
- None. Stop spending money on affordable housing until you have fixed the school capacity issue and have a plan to increase park/open space.
- No loans. Devote fewer county resources towards affordable housing.
- None. Stop doing this. Arlington does not need more subsidized housing, especially in South Arlington.
- No new funding for AHIF
- I'd prefer you "leverage funds" to build a desperately needed fourth high school for kids that already live in Arlington. Your survey asks nothing of the trade-offs when you build housing without making the equivalent investment in schools.
- We do not need more CAFs until we have the school infrastructure to support the kids that will live in them.
- None. Stop spending our money and overcrowding our schools.
-

Taxes

- No more tax dollars for this issue.
- Reduce taxes and spending on superfluous bullshit so we can focus on bread and butter needs
- Minimize attempting to control the market.
- It should not be spending resources on this problem.
- Do not incur costs you can't cover! No loans, no bonds, and don't increase the taxes on folks that have paid these taxes over the past decades
- None. I do not want my tax money used for this.
- None. Our tax rates already went up this year. We need to provide the services to the residents we have now before building more density. We already don't have enough HS seats for the students we know are already in APS
- I'm tired of your bond referendums that homeowners have to repay. We can't make your affordable housing initiative rest once again on existing homeowners through ever-increasing property taxes.
- None. See above. Why are we "leveraging county funds, (tax revenue and debt), to distort efficient markets and condemn the poor to live in marginal housing far from Whole Foods and Metro? Who is it that feels better for promoting these exercises in wishful thinking.

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- Aside from my opposition to using county funds (from my tax dollars) to build CAFs, I think the county needs to take a serious look at how much CAFs cost per unit. Some of these units are in the range of private market rate condos. The county is in the business of running a county, not acting as a bank or developer. The county should not be allowing ANY CAF development on the western pike or Buckingham, already the poorest parts of the county. Yet, you approved a loan for a new CAF on the southern end of Buckingham, making that neighborhood even poorer.
- Don't forget that putting more money into affordable housing can take a toll on older homeowners on fixed incomes who struggle to manage increased tax bills each and every year. This makes Arlington less affordable. I have had countless numbers of friends retire somewhere else as they cannot continue to live in Arlington.

Other

- None. The county should focus on other issues such as reducing the burden on homeowners.
- Don't build any more housing in the County!!
- Arlington should not be involved in financing real estate
- First, please define: Why are more CAFs needed? When I needed less expensive housing in the DC area, I did not look in Arlington!
- No more Affordable Housing Investment
- Nothing else. No direct expenditures from county budget lines.
- I would rather much less money be spent on the AHIF.
- We cannot afford this
- It should not. If people can afford Arlington, they can, if not, not. Using county dollars to subsidize housing is unfair to those of us paying the bills.
- Stop building committed affordable housing and zone areas so that middle class housing can be built. Spend the money to support the existing high needs school population that already resides in committed affordable housing.
- Please do not create more CAFs.
- We should stop lending for AH.
- None. Insist APAH, AHC and the other AH developers develop projects equal to their projects in the south in the north. Not onesies twosies, save a few townhouses in Westover. 172 unit building along the Pike? 172 unit along Lee Highway. More - they can do a little catch-up. Lee Hwy planning should be the opposite of the Pike's in requiring CAF in the "nodes." Lee Hwy already has economic vitality - this was meant to spur economic growth along the Pike; Lee Hwy doesn't need that same tool. And NO more CAF's along the Pike west of Glebe Road or in Nauck/Green Valley.
- Stay out of the real estate business
- Loans should come from banks, governments are not banks.
- encumber no funds for affordable housing and focus on your primary mission or vision statement. affordable housing does NOT affect the vision statement in any way and is a distraction.
- Arlington County should not use public funds to attempt to create CAFs
- None. The county should dedicate less funding to this.

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- "AHIF is a failure. Why do I say this? I have about 20 pages of ""unlawful detainer"" (aka eviction) notices that one of our ""affordable"" housing providers (AHC) has filed in General District Court over a 7-year period (2010–2017). All AHIF has done is to make Walter Webdale and other developers extremely wealthy. They provide privately owned units that are not affordable unless and until the county subsidizes rents sufficiently to make them somewhere in the realm of affordable. This is why roughly 80% of the county's Housing Grant funds are used to further subsidize county CAFs.
- When the per-unit costs to build a single CAF can run as high as \$400,000, there is literally no way to make these units affordable in Arlington. This isn't just my personal opinion. A 2014 analysis of Arlington's housing program by Geo. Mason and others concluded that Arlington's high per-unit cost basis (then around \$180K) was unsustainable: <http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/15/2014/11/Affordable-Housing-Study-Program-Assessment.pdf> County staff and successive board members have ignored this study, naturally.
- Then there's this analysis from the City Lab blog: ""Why Is 'Affordable' Housing So Expensive to Build? It's a problem that isn't going away: the so-called ""affordable"" housing we're building in many cities—by which we mean publicly subsidized housing that's dedicated to low and moderate-income households—is so expensive to build that we'll never be able to build enough of it to make a dent in the housing affordability problem.""
<https://www.citylab.com/equity/2017/10/why-is-affordable-housing-so-expensive-to-build/543399/>
<https://www.citylab.com/equity/2017/10/why-is-affordable-housing-so-expensive-to-build/543399/>
- Here's the best analysis of AHIF and a solid recommendation from long-time housing activist John Reeder back in 2015: The Affordable Housing Master Plan indicates on page 12 that there is a gap today of nearly 7,000 units with rents affordable to households with income below 60 percent of the area median income. Will the county board agree to provide the funds to eliminate this gap for all of these 7,000 households (about 14,000 people out of Arlington's 212,000 residents)? Or for half or one quarter? Where will these funds come from? The housing plan comes up with many proposals, most of which revolve around more development and construction of new apartments. Based on AHIF failure to build more than 300 new units a year, and most of which are expensive and cannot be rented to person earning less than 60% - AMI, how could AHIF build 7,000 new units within a few short years that would be financially available to lower income persons when it has never been able to do so in the past? In recent years new AHIF projects have required about \$100,000 per unit in AHIF fund (total cost of recent units has been close to \$400,000 each). To finance 7,000 new CAFs would require about \$700 million in AHIF funds. Is the county board prepared to float \$700 million in industrial bonds to finance these new units? This would require as well HUD tax credits of about double that amount or \$1.4 billion be obtained through VHDA. What is the likelihood of HUD and VHDA approving \$1.4 billion in federal tax credits for Arlington?
Would you accept that the cheapest, most direct and most transparent way to reduce the affordability gap is to provide the tenant with a housing grant so that the net rent that the tenant pays amounts to less than 30 percent of the tenant's gross income? Would you agree that it is also easy to increase or decrease the housing assistance and to direct these funds to target income groups? Assuming that the average rental gap for the 7,000 households earning

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below 60% AMI amounts to about \$400 per month per households, then the total cost of providing housing vouchers would be \$34 million annually, not including administrative costs for county staff. Today the county spends about \$37 million annually of its own revenues (not including HUD funds) for all housing assistance programs. Is this average rental gap of \$400 per month for these lowest income households realistic? Is the county board prepared to spend additional local funds for expanded rental assistance, to increase developers' fees to raise more such funds, and to re-allocate existing funds from current housing programs such as AHIF to finance such housing grants? Developers in the county are required for buildings requiring zoning approval to pay a fee equivalent to 5-percent of additional apartments allowed in the project to about \$137,000 per apartment (for 292 apartments covered) or \$37 million over the past ten years (see page 9 of the framework plan). Developer fees of \$3.7 million were provided to the AHIF annually. Nearly all the developers choose to pay a fee rather than provide a below-market rental apartment in their new complex. Would you agree that developers should provide more funds to the county housing assistance program?

- In short, housing affordability is a regional and national problem. Concentrating efforts in highly desirable, near-city-center, land-constrained areas is like spitting in the wind. The time to have planned for affordable housing occurred back in 1975, when the R-B Corridor subcommittee of the Planning Commission wisely anticipated the inflationary pressure of development on land values and recommended that the county purchase existing garden-style apartment complexes and open space (for parks and recreation) BEFORE the Metro corridor was built out.
- Then as now, the county refused to set up a housing authority and purchase garden apartments or to preserve green space, claiming that it was ""too expensive."" Well, as we've seen land hasn't gotten any cheaper and housing costs have skyrocketed.
- Trying to go back and fix the ""affordable"" housing problem is like trying to unfry an egg. The vast majority of the only truly affordable housing left in Arlington are single-family homes whose owners have paid off their mortgages. And now the county is attempting to inflate the land values on these properties in an attempt to force long-time residents out of their homes in order to financially benefit builders and developers."
- Eliminate all public funds to affordable housing initiatives. It shall be completely privatized.

Benchmark Region

- Maybe looking into what other neighboring city or counties have for their middle-class residents.

Better Leadership

- The county government needs to study ALL the additional costs associated with changing zoning before they move in that direction.
- I fear the current County Board and the County Manager are too timid and lack conviction in terms of their commitment to solving these issues. I am not convinced that they would be able to negotiate the Buckingham villages solution that saw the County purchase the land to preserve the rehabbed garden apartments. There must be more leadership on this from the top. This event was a good start.

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Co-Housing

- I'm curious about cohousing. It seems like you could create some interesting opportunities for homeowners themselves to develop properties jointly and include affordable housing units/provisions. They wouldn't be as sensitive to ROI as private investors and might even see it as their civic duty.

Co-ops

- Encourage cooperatives.
- more co-operatives.

County Employee Assistance

- Consider housing vouchers for middle income staff who work in Arlington.

County Owned Housing

- The county should build and own the affordable housing not private companies with CEO's and highly paid executives. APAH and AHC take more than they give.
- Outright purchase of affordable units. Forcing developers to provide them temporarily as part of the permit ensures the problem will only get worse as those commitments wear off.

Co-Use Locations

- Perhaps using part of the multiuse space for any needed county office space rather than renting or buying other buildings. The old DHS building was much more convenient (metro accessible, and free after-hours parking) which contributed to both community access to services, shopping and dining without a lot of extra traffic and parking fees. A lot of residents find themselves going elsewhere in (away from the Ballston-Rosslyn corridor) or out of the county because it's more convenient to shop and dine.
- Add prosperity building classes to high schools and community learning outlets.

Criteria Change

- Expanded eligibility criteria for subsidies.
- It's great that you're focusing on low income. How about your middle-class residents who are barely able to make ends meet, because they don't qualify for these programs.
- I qualified for low income housing purchases, but I didn't want to commit because of the required number of years of living there after purchase. I'm not transient, but my generation switch jobs ever 3-4 years and committing to (I think I remember correctly...) 15 years in one house was way too much of a burden to actually entertain using the option to find a home.

Diverse Housing Types

- We need more market rate affordable housing, not more highly concentrated CAFs. The county should be focusing on increasing the diversity of housing options county-wide.

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Energy Efficiency

- Target and approach homeowners and landlords (especially at the lower end) with energy efficiency options to reduce cost of living. Such as Energy Efficiency Mortgages, Free energy audit programs, weatherization schemes.
- Build units that are energy and water efficient to reduce ongoing utility costs to residents. Affordable "living" as opposed to just affordable "housing." Focus on durability and quality, not just quantity.

Federal Assistance

- Section 8

Geographical Equity

- No more CAFs on Columbia Pike!
- I think we have a lot of CAFs coming online right now. I'm worried about these overwhelming parts of S. Arlington and central Arlington.
- Build them in North Arlington where the schools are not high poverty.
- Require all buildings to have units- stop concentrating in some areas but diversify
- We need more market rate affordable housing, not more highly concentrated CAFs. The county should be focusing on increasing the diversity of housing options county-wide.
- I'm not worried about how it's financed, I'm worried about where they are built
- Seems like a good place to write this note: Stop letting the building owners buy off affordable units or cluster them all into the cheaper areas, this is causing the imbalance across the county and clustering affordable units into certain areas.

Incentives

- Zero down or low-down payment/deposits and expanded number of years for mortgage
- Help for low-income home buyers with down payments and securing low-interest loans.
- More grants to assist in down payments.
- I'm interested in more programs that explore making home ownership more affordable.
- PMI and interest rate buy down assistance?
- Low percentage loans
- The loans should have a low interest rate for people so that they can afford to get a house.
- Working directly with lenders on loan guarantees or providing down payment options for perspective new buyers.
- Provide discounts, real estate tax abatement etc. when people open up their homes and have others living with them
- Eliminate property taxes on rental properties if owner agrees to rent unit for fair market value minus the property tax amount. Budget and fiscal responsibility education in high schools and community learning centers. The State of Virginia has a program for lower income people that want to become first-time home buyers. Avoid leveraging, it usually ends up costing too much in the long run.
- Be willing to buy homes and rent to 2 families per home. They possibly rent their first SF homes and ARL increases their equity in homes that will increase in value due to Amazon headquarters.

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Also offer a pilot property management program for families that may just want to rent out a large home and are willing to rent to 2 families to offer a leg up.

Housing Authority

- A housing authority would be an improvement over the way the current AHIF is being managed. There are tools available in state law.

Land Trusts

- Affordable home land trusts. If renters and owners don't own the land, the costs will come down.

Legislative Change

- The County needs to get creative and work with the General Assembly to expand their authority to leverage tax or financing revenue for affordable housing. We can't do this with one hand tied behind our backs.
- "Lobbying Richmond for improvements in local ability to institute IZ,
- Public housing"
- Changes in the state legislature's oversight.

Leverage Amazon

- I think we should leverage a portion of our expected future increased tax revenue from Amazon to get more AHIF funds for the county now.
- Use money derived from Amazon HQ2 to that end, as much of it as possible

Lower Taxes

- The County should consider lowering property taxes so that more people can afford to live in their homes.
- Lower taxes

Non-Profits/Partnerships

- Foundations and grants.
- Habitat Humanity type initiatives where volunteers take part in the process of building their own homes such as finishing the floors and all interior after the structure has been built.
- Make AHC etc. compete for the dollars.
- None. Insist APAH, AHC and the other AH developers develop projects equal to their projects in the south in the north. Not onesies twosies, save a few townhouses in Westover. 172 unit building along the Pike? 172 unit along Lee Highway. More - they can do a little catch-up. Lee Hwy planning should be the opposite of the Pike's in requiring CAF in the "nodes." Lee Hwy already has economic vitality - this was meant to spur economic growth along the Pike; Lee Hwy doesn't need that same tool. And NO more CAF's along the Pike west of Glebe Road or in Nauck/Green Valley.

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- Work with banks and County Treasurer's office to develop programs that might provide loan guarantees, interest rate write-downs, and possibly property tax breaks for affordable homeownership.
- "A 2014 analysis of Arlington's housing program by Geo. Mason and others concluded that Arlington's high per-unit cost basis (then around \$180K) was unsustainable:
<http://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/15/2014/11/Affordable-Housing-Study-Program-Assessment.pdf>
- Partner with Habitat for Humanity. Build affordable housing for ownership with buy in from the participants.
- Partner with the VHDA and promote home ownership.
- Ask VHDA for more of a share here in the highest cost areas now - then when revenues come to Arlington, we can repay a portion to be used in the rest of the state

Private Sector

- Require the private sector to bear more of the load in expanding affordable housing in Arlington. For example, if a company wants to locate to or relocate in Arlington, then it should be required to contribute meaningful amounts of money to increase affordable housing stock, but only in dense transit-oriented corridors.
- Force developers to actually adhere to the plans to make units available. Second, don't give the richest company in the world tax breaks in the MILLIONS and then come to county residents to find "creative ways" to fund affordable housing.
- request developers to provide more affordable housing
- Require all new high density development to include affordable housing units
- Creating a portion of developer fees in the construction of condominiums and apartments that are dedicated to funding CAFs.
- Require all buildings to have units- stop concentrating in some areas but diversify
- mimic Montgomery county MPDU plan, developers should be required to build more affordable housing within communities
- Affording housing developers need to give money to schools and parks
- Do not allow builders to place affordable units elsewhere, and not in the luxury buildings they are building near metro. Building housing that people can aspire to own, like townhouses for teachers and firefighters.
- CAFs should be provided by developers setting aside units in exchange for additional density. THIS should be the main means of generating new affordable housing units. Exploring by-right solutions like the Columbia Pike form-based code has backfired because the affordable housing developers are apparently more willing to dive into development in a concentrated area than the for-profit developers. The result is a concentration of poverty with the attendant negative impacts on crime and schools. Multiple studies have shown that affordable housing needs to be distributed widely in order to support the best outcomes for both those living in the units and for communities.
- Developers need to contribute to building school capacity that is strained by added housing.
- Impact fees on developers to cover the actual costs of all additional residents in non-affordable housing.

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- Bonds to preserve affordable housing, rather than to fund non-essential building like aquatic centers."
- Stop thinking up ways to pay developers money. If developers can't play ball, condemnation of property is a good tool.
- Stop taking money for the affordable housing fund and tell developers that any community they build needs to have affordable housing. You guys end up paying way more in the long run to try and purchase land and build affordable housing (which isn't actually affordable in terms of building costs). It just doesn't make sense why we make developers contribute. Why can't the board push back and say that 5% or whatever number needs to be affordable housing? This aligns directly with Arlington's vision of diversity, etc. by putting people of all backgrounds in all areas of Arlington. people are tired of it always being south Arlington/Buckingham and it's not fair and nothing is going to change if the board doesn't actually create affordable housing. Think about how many apt building are being built this year...if the board said 5% need to be committed affordable housing for x number of years, isn't that more money in the bank for the board in not having to worry about approving affordable housing plans, dealing with public opinions, purchasing land, the building process, and monitoring the units? I don't see the vision of the affordable housing fund and if the past decade aren't an indication that it's not working, then I don't know what is.
- Require contributions from developers on new lots. Developers INCLUDES SFH developers. If you are re-developing a site and NOT meeting a density of X you should have to pay for that privilege.
- Make developers pay Much higher AHIF rate or make them house affordable units to 40% of the AMI or lower. Let developers sue and set a precedent that Arlington cares about economic diversity. Let developers look like the greedy jerks. They are.
- Just pass an ordinance that all housing must be affordable to 20 or 30% of all units created and tax the developers that don't do this. These luxury apartments are empty because they have ridiculous condo fees. Poor people could live in them. A lot of these luxuries are designed to separate the rich and the poor, and whenever possible we should avoid that. I think that income should be a primary object looked at, as race is problematic, and I'd be okay with just income looked at.
- Working directly with lenders on loan guarantees or providing down payment options for perspective new buyers.
- Require a 20% of all units to be committed affordable units and require indefinite contribution to the affordable housing fund. No opt outs, everyone has to do both.
- Adjust the contribution developers make when developing.....to have them fund more from a affordable housing standpoint. Pro-rata type arrangement. They are not contributing sufficiently.
- Leverage philanthropic and private investment in a loan fund -- see if we can get a major investment from Amazon and other local businesses such as what we've seen in the Bay Area and Seattle.
- Possibly find matching grants from private funds? If we have urban designs which build community, especially with our diversity, assuming some non profit groups have goals of bringing groups of people together for unity. Good urban planning builds community and we

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have seen it the metro area and beyond. I am not sure this is clear, besides it may be a stretch or pipe dream.

Process Efficiencies

- Streamlined public process & permitting priority for developments w affordable housing.
- "Easier review process. A dedicated fund to cover costs for undergrounding utilities etc."
- Develop regulations and permitting processes that will commit developers or homeowners wishing to create rental units on their property renting or selling at affordable rates

Punish Slumlords

- Consequences for slumlords

Reduce Spending

- Please no subsidies to low income.
- Reduce overall County budget and use percentage of savings to create CAFs
- Cut funding for things that are not especially necessary. This could include art funding and other frivolities. The county board could have invested in housing instead of pet projects like the community pool that is out of everyone's way or the planned Nauck town square. Half a million dollars for an AV system could have instead made a positive housing difference.
- Reduce Staff Pay Off Debt, Lower Taxes.

Rent Control

- Keep better tabs and control the rent that greedy landlords impose and raise every year.
- Rent controls.
- Here's an original couple of ideas that Arl. Co. Govt. and County Board never entertains: Rent Control, cutting the cost of apt. rents 50%, cutting the cost of houses by at least 50%.

Re-zoning

- In order to better leverage County funds, it is imperative that the County change zoning to legalize affordable housing everywhere in the County.
- Inclusionary zoning
- Can they be taxed at a lower rate to create incentivize more affordable apartments? Can you allow automatic upzoning for affordable housing projects to create additional density/apartments?

Smaller Units

- More, smaller condo units for sale. Who can afford a 2-bedroom condo?

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Taxes

- Can they be taxed at a lower rate to create incentivize more affordable apartments? Can you allow automatic upzoning for affordable housing projects to create additional density/apartments?
- We should have tax credits.
- Tax credits (2)
- 1 cent additional tax on hotels / food service to fund the AHIF; 2 cent tax on very high level individual incomes.
- Increase taxes on single family homes. Consider Henry George style valuation and taxation of land.

Upgrade Current Housing

- Buy up and renovate existing garden apartment communities, preserving existing greenspace. Upgrade the current housing stock, do not replace it with greater density

Appendix

Land Use Tools (Summary-Land Use Tools P.8)

The goal of the Housing Conservation District (HCD) is to preserve and expand housing affordability. Which of the possible issues related to this goal gives you the most concern?

Affordability

- Not being able to afford it. We ask too little from the developers in adding services when they build.
- None of this matters to me as much as decreasing my rent
- Availability and affordability for households of one (being priced out of the area)

All (Loss of private open space, loss of tree canopy, loss of, or changes to, potentially historic sites, Existing non-conformity may remain, Parking spillover into surrounding streets, Scale of new development/appropriate for neighborhood context, Potential impact on utilities and stormwater facilities, Increased demand for County parks, Increased school population Increased traffic)

- Again, I object to the way this question is structure, since it compels me to pick a single issue when just about all of the above are of great concern to me. The question should have been structured to show perhaps some level of relative importance but not to preclude showing concern for multiple of these impacts.
- all of it and why isn't it addressed more specifically in the background information?
- All of the above -- expansion of the housing stock has to be designed to eliminate the undesirable impacts on the environment
- all of the above and LOSS OF PUBLIC OPEN SPACE
- All of the above and the county dictating what can be done on private property.
- ALL of the above are concerns and probable
- All of the above represent real and concerning consequences.
- all of the above, in addition to the certain failure of efforts to increase housing stock and affordability in 26.2 already densely developed square miles.
- All of the above, must be considered holistically.
- All of the above. The survey does not allow checking more than one box which is a serious flaw. The goal of the housing conservation district should be to conserve housing
- All of the above. I think you need to rethink that goal..
- All of the above. We are being very shortsighted in how we are trying to overcrowd our county and once it is done it cannot be undone
- All of the above. We should be aiming to REDUCE congestion (which the Board euphemistically calls "density"), not increase it.
- All of these are very concerning. Parking less so. Traffic most definitely.
- all of these things can present issues if not properly addressed early on
- ALL of these! Esp 1-3, 5-6, 9-10
- all of this! why does expanding affordability need to result in fitting more people in the same amount of space
- Each of these are of concern
- Every one of the above issues concerns me

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- No one stands alone: open space; parking spillover; increased school pop. and traffic and demand for parks are equally top concern.
- None, all are part of growth
- Please, all of these quality of life
- Several of these are very serious concerns. The focus on additional housing is eating up private space, green space, and overcrowding schools, etc. It is taking away what makes Arlington special.
- These are all top concerns. The onus should be on the developer not the neighbors should bear the burden mitigating more intensive uses.
- They all give me concern because the process has not been transparent.
- This question forces one choice from a limited menu. I find this typical of urban governments. It sets the stage for later claims of majority consensus. Why, for example, would loss of open space be more important to someone than loss of tree canopy? Don't the two go hand in hand?
- This survey is almost totalitarian in its design. What if we have more than one concern?

Anti-HCD

- Question implies I agree with goal of HCD designation in the first place - I don't. HCD is regressive policy that prevents housing turnover and replenishment of housing stock. Uniform rules, fairly applied should be the practice, not special carve-outs for certain neighborhoods.
- Where do I start? Seriously, have you thought this through? I've lived throughout the US and the world. Rethink what you're asking.
- If the HCD has a goal to expand housing affordability, they are doing a shit job.
- The Housing Conservation Districts are already a failure. Look at Westover. Shame on the board.
- I don't think it's a worthwhile program at all and I don't think in the long run it makes sense because you prevent evolution of communities
- Orwellian doublespeak

Bike Transit

- Need to improve transit and bike infra connected to these areas

Concentrated poverty

- Concentrated poverty
- Concentration of poverty in certain areas

County Parks

- Increased demand for County parks (2)

Don't Know

- Not familiar with HCD

Equity

- North Arlington residents won't have mid-to-lower income housing in their backyards

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- Affordable housing concentrated in low income areas, reinforcing segregation
- Concentration of affordable housing certain areas of the County

Historic Sites (7)

Lack of Oversight

Missing Middle (2)

Neighborhood character (79)

- Concern that the County Board in its zeal to expand affordable housing will go too far and destroy the fundamental bedrock and traditional strength of Arlington County-- the opportunity to raise a family, pursue a career, and enjoy living in a safe, quiet residential neighborhood of single-family homes, trees, and adequate yard space.
- Increased emphasis on moving low income low wage people with children into good neighborhoods

Non-Conformity (3)

None (6)

- I don't have concerns with these areas.
- none. these all come from population growth we will have regardless of affordability. Change is the only constant.
- None of these seems more important than the fact that people can't afford housing
- None of these really matter if you are priced out in the first place

Not Enough Supply

- Not facilitating the existence of enough units
- There's no incentive to build more housing in HCDs we need more and to preserve
- I want more housing in Arlington.

Other

- Don't understand the question.
- Lack of redevelopment = lack of privately-financed infrastructure improvements relying more on publicly-financed capital projects.
- whether property owners will participate in the program enough to have an impact
- I don't think my neighborhood is affected, but I don't really see how this will help in a meaningful way, but it does infringe in personal property rights (SFHs in those zones).
- Taxes
- That it will be limited to the HCDs.

Parking (16)

Loss of Private Open Space (11)

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Quality of Life

- Loss of quality of life in single family neighborhoods people have invested their life savings
- Quality of life issues for existing residents

Rental Prices

- By creating rent control, you'd have the ability to control for all of these other elements.
- Rent is based on supply and demand

Safety

- Reduced neighborhood safety
- Crime, I'm surprised it's not on your list. That says a lot about who compiled the list.
- Affordable housing in unsafe neighborhoods.

Increased School Population (97)

School Diversity

- It's not the school population but the racial diversity of the school itself that concerns me. ARL is becoming increasingly segregated based on housing and this must be stopped. No one's property values will increase if ARL has a reputation for being segregated
- Concentrated poverty in certain schools; don't build more affordable housing where we already have poor schools

Potential Impact on Utilities and stormwater Facilities (8)

Increased Traffic (44)

Loss of Tree Canopy (63)

Appendix

Land Use Tools (Summary-Land Use Tools P.7)

Geographic Diversity

- The county should focus on zoning for townhouses and single-family homes in South Arlington. Please stop approving large affordable housing complexes in the southern part of the county. Build them in the north.
- The higher density housing needs to go out past Ballston along Lee Highway. The other types of housing should be spread throughout the county. There should be 2 in North Arlington for everyone built in South Arlington.
- Townhomes in all of S Arlington neighborhoods.
- "This is a strange question to address to me. I am a teacher in Arlington and I live in a townhouse in Arlington. My priority is geographic distribution of this housing. Continuing to put mid-to-lower income housing only along the Columbia Pike corridor only does a disservice to all County residents."

High Density Tools

- Apartments
- I like high-rise apartments. I would love to have a balcony or outdoor space, but that is out of reach for people like me.
- Highest density possible including high-rise and midrise multifamily
- We need to let people build mid-rises and high-rises in the incredibly valuable places within 1/2 mile or so from the metro that are currently only zoned for SFH.
- Well, this seems like a really loaded question. Why don't you just ask which people belong in which neighborhoods? Awful. All people belong, and you need to do whatever you can to make sure that it's not just the Pike that welcomes and include people from all different economic backgrounds, ethnicities, races, and religions.
- Use your tools to desegregate rather than further entrench historical segregation.

Low Density Tools

ADU's

- Accessory detached dwelling. (5)
- Accessory dwellings are most appropriate for single-family neighborhoods like Bluemont, Aurora Highlands, etc. But the County must be careful to reflect the additional benefit of ADUs to homeowners in those homeowners' property taxes. In fact, I would support a change in the property tax system to better reflect the scarcity of land and the social value of land. Indeed, property taxes should be tilted toward a percentage of the LAND value instead of that of the total assessed value.
- "accessory dwellings are not housing in my opinion, you're awkwardly living in someone else's backyard. This doesn't solve the problem of people being able to afford a home.
- "Allow accessory dwellings and duplexes ""By Right"".
- Accessory dwellings can work. Everything else may mess up neighborhood fabric.

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- Additional accessory dwelling units have bonuses for the homeowner (reduced mortgage costs) and serve to create affordable housing in Arlington where no additional building is possible. Small multifamily that blends with the character of the neighborhood could work too.
- ADU's in single family neighborhoods are the greatest resource of housing we have. After 10 years it is still an embarrassment that the County refuses to make a couple of simple fixes to allow this resource to be fully utilized.
- ADUs
- ADUs, fourplex, courtyard complex
- "No accessory dwelling units.
- Expand accessory dwellings to allow the full size of house basements. Allow full sized kitchens, including full size stoves, in accessory dwelling units, such as basement."
- For residential neighborhoods, I think accessory dwellings are important. Personally, we are looking for purchase a single-family home and plan to have my father live with us. We are looking for homes that either have an ADU or the potential to create one.

Duplex+

- Duplex and fourplex. (10)
- "I doubt you're going to get neighborhood buy-in on most of these options. Anyone who already owns a house has a vested interest in the status quo. But, by loosening restrictions around accessory dwellings and granting multi-family use by-right (preferably up to four-plex, like Minneapolis-St. Paul tried to do), you could ensure that property owners at least stand to benefit from increases in supply.
- "Where is the notation about aging in place on the previous question? In my family, the other members of the family help to take care of the others. My great grandmother and great grandfather all stayed in the home that they built. My mother moved in with me after my father died. My grandmother stayed in her 1-bedroom apartment with her daughter and daughter's family living a few floors up.
- A greater addition of townhomes would provide the feel of home ownership without taking up as much space as single-family homes. I would rather move further away from Arlington than raise a family in a high-rise condo building.
- Allow more townhomes and offer incentives for the townhomes to be priced at a certain price point that's affordable to the middle-income individuals. Maybe the incentive is to first time homebuyers? It's tough because people can still bid and drive up prices.
- As much as possible, buildings that allow us to keep the trees"
- Building duplex, triplex, fourplex, or cottages on single family sites would be appropriate and address the missing middle. Making all of these structures energy efficient addresses the County's sustainability goals as well.
- Courtyard complexes are great for families.
- There should also be restrictions on new construction that build massive homes for single families that could be used for more affordable options for multiple households.
- For South Arlington, there are plenty of courtyard apartments that could be renovated and updated for the missing middle. Adding duplexes, fourplexes, small townhouses would provide real options for young families.

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- I believe townhomes and duplex/etc. units would be ideal in Metro Corridor Arlington neighborhoods.
- I live in a duplex now. We need more of those.
- I live in Claremont, which is primarily made up of single-family homes, with some high-rise apartment/condo buildings on the periphery closer to King Street and Four Mile Run Drive. I think more ADU's and duplex/townhouse units could add to the housing stock in Claremont without disrupting the character of the neighborhood.
- I suspect that if wealthy homeowners continue to build mansions downtown, Arlington will end up suffering from the same kind of shrieking "YIMBYism" as San Francisco. I think it would be much better to incentivize them to become landlords instead."
- I think any of the above minus high-rise and mid-rise apartment/condos. We have a glut of those and they have their own issues with noise, pest management, etc.
- I think duplexes and townhomes are good options for my civic area. I am less sure about accessory dwelling units in situations where the renter may not be related to the home owner.
- I'm tired of high rise. Townhouses are missing.
- I'm glad it is part of the process for the missing middle housing to fit. TO be honest, I don't see much of a need for SFH to be torn down in order to build MFH because that takes away from the character of the neighborhoods. This should be less about housing supply and more about housing quality. One area where "best fits" are not being considered are near Ballston and other areas where bungalows are being demolished to build 5000 sqft houses that go right up to the allowable lot usage. Such a structure likely houses the same number of people, but is so much more taxing to the environment and depletes the neighborhood charm.
- In-fill housing is better for Arlington, as the county is mostly already built out. It is easier to build an accessory dwelling or replace a single-family house on a large lot with a duplex than it is to clear enough land for townhouses or mid-rise apartments.
- It depends on the size of lot. Boston area of Massachusetts has triplexes with small yards to allow for gardens. Don't short shrift the need for nature. Don't shrift the building code and safety considerations.
- Keep foot print small accessory dwelling ng
- live/work units, duplexes, smaller, more affordable homes.
- Low density, that provides open green space
- Maybe some townhouses, as long as they do not push densities beyond natural limits.
- No greater than duplex and only if there is off street parking. Again, the middle house would be here if in the past the square feet of a SF house were not increased in the 80's and 90's.
- Non-luxury options. Even when townhomes etc. are built, they are massive and priced at well over what middle earners can afford.
- Old Glebe could have duplex and fourplex and accessory dwellings.
- Rentable basement units within a single family residential, duplex, courtyard complex
- row houses, prefab houses
- Single family homes and townhomes are the best fit for Arlington neighborhoods
- Small town home groups of 10-20 units would have less impact on green space and neighborhood resources.
- Smaller scale that do not overwhelm the residential neighborhoods they abut.

Appendix

- These last 2 questions are unclear. I cannot imagine myself not living in my house, yet this is not an option as an answer. This question....ADUs are "missing" who House wants them for affordable housing? People will build them to get the highest rent possible. Have you considered giving permits for ADUs with the stipulation the rent must be "controlled" for low income? Single family houses have fit most of Arlington, try duplexes.
- Townhouses (26)
- Traditional row houses or low rise multifamily units."
- Triplex housing should be allowed in single-family zoned areas of the County.
- Triplex/fourplex
- We live in a stacked townhouse, which is somewhat unusual, but could work well in Arlington. More duplexes too!
- We need a lot more duplexes and town houses with common outdoor space. There is a huge shortage of houses big enough to hold a family without being a single family house.
- Where I live, in Ashton Heights, I watch with disappointment as existing owners renovate and expand for their own use. I think to myself, ""there's another 1500 square feet that could have gone to a new family. Instead, the sale price of that needlessly large house just rose \$400k--that much further out of our price range.""
- Would love cottage neighborhoods and more duplexes/fourplexes.

Lower to Medium Density

- Townhouses are needed in around the Pike---Douglas Park, Glen Carlyn, Arlington Mill etc. I think that more duplexes, courtyard complexes and apartments in general are needed around Lee Highway.
- Townhomes, midrise apartment multifamily, courtyard complexes
- Duplexes, midrise multifamily dwellings.
- Midrise multifamily, townhouse
- Townhouses and courtyard complexes maintain the community feel while also increasing density.
- Duplexes and fourplexes could be widely expanded, as could townhouses. Midrise multi-family would be best if within walking distance of Metro. We also need to consider transportation options: Better transit options could reduce the need for two-car families.
- Townhouse and midrise multifamily.
- Duplex, townhouse! Multi family
- Townhouse, midrise.
- "historic CONSERVATION DISTRICTS.
- ADUs for current single-family lots
- Courtyard complex at certain Lee Highway nodes and S Arlington/Columbia Pike"
- ADU's, duplex, fourplex, mid-rise multifamily
- duplex, townhouse, midrise multifamily

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- I don't know what all of these are. However, as a single mom to a 6-year-old, it's important that we can get outside easily to ride our bikes, swim and play at the. Immunity center, library, and parks. A high rise would be very difficult with a young child.
- "SO MANY of the current single-family home neighborhoods could easily fit cute duplexes. Entire towns all around Boston are expensive city-bordering suburbs in that style.
- Also, it's fine to have high-rises near the Metro stations but plenty more parts of Arlington could do garden-style apartments like Lyon Village or Colonial Village, or garden-style townhouses like Arlington Village."
- Townhouse and midrise with hard limits on association fees that exceed costs of services provided.

Lower Taxes

- You are going at this with a socialist agenda. Not really asking a citizen taxpayers opinion
- If taxes, rents and home prices keep going up, it won't matter what kinds of housing we have. Ordinary Arlingtonians won't be able to afford living here.
- "Missing middle housing" is a result of Arlington's increasingly high taxes. Reduce taxes on working families, allow the housing market to respond, and families will be better able to afford the types of housing they need and want.

Medium Density

- keeping garden units which now support low and low end middle income earners
- townhouse, courtyard complex, midrise multifamily
- Courtyard complexes are more appealing for young families and preserve green space.
- Townhouses along the Columbia Pike corridor are an obvious option. Street level retail is not working on Columbia Pike, but putting in townhomes (either free standing, or at the street level for a midrise apartment/condo building. This would also work well on Lee Highway.
- Duplex, fourplex, and mid-rise multi-family.
- Fourplex and limited unit midrise units could comfortably be mixed into the single-family neighborhoods all over Arlington.
- Fourplex and mid-rise multifamily development across all zip codes for a minimum. Take people on field trips to Del Ray in Alexandria to alleviate fear of change.
- Bungalow courts
- No idea how you can add these structures, but Colonial Village is a great community for younger people, but it is not family friendly because it stops at two bedrooms. If there was a place that was courtyard style apartment living with in unit washers and three bedrooms, I'd move there in a heartbeat. The only three-bedroom apartments I saw for purchase were luxury high rise and that's totally out of my government income budget with kids. I scraped all I have together to buy in Arlington and I feel like an outsider in my own neighborhood for being so much younger and conservative with my money/talking about renting a room.
- Please keep our historic courtyard apartments and do not replace them with more dense housing.

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- Duplexes are still too expensive for low/middle income earners. Midrise multifamily gives a less expensive model and doesn't clutter the skyline. It also doesn't overcrowd the areas which affects parking and traffic.
- Multi-unit type facilities with adequate parking.
- Garden Apartments
- Live where you work.
- Midrise multifamily and courtyard complex
- Fourplex & midrise multifamily. They best mimic the scale of the new SFH construction we are otherwise getting.
- The best use of land might be midrise multifamily complexes or townhouses
- Courtyard complex

Neighborhood Dependent

- It really depends on the neighborhood.
- There is not one answer for this. It depends on the neighborhood and what is desired by the residents of each neighborhood.
- They probably all fit in different places. I don't think all of them are perfect for any one neighborhood.
- Too complex a question to answer without context. Some neighborhoods are at overcapacity and others are not. But we should not build without support through roads/schools. We cannot assume people in Arlington do not need cars. That is a short-sighted viewpoint.
- I think there is a role for all of these. At the same time - it needs to be balanced with maintaining the character of the existing neighborhoods.
- Any sort of housing that is generally consistent with the residential character of the neighborhoods; for instance, townhouses near (but not in) residential neighborhoods.
- Depends on neighborhood-but closer to metro stations or bus routes could use mid-rise family units- good for young families or lower/ middle income
- Depends on the neighborhood
- "I don't understand the question. Which neighborhoods?"
- Have you looked at Bainbridge Island, WA? They have at least one really appealing courtyard complex development with significant shared greenspace."
- I like all the above, but I don't believe a high rise should be located in a neighborhood of single family homes. The density of the housing should emulate the character of the neighborhood, i.e. duplexes, courtyard complexes, fourplexes, townhomes would look great in single family neighborhoods while midrise and high rise should be located closer to transit corridors. Add tiny homes into the mix.
- I think it's hard to generalize since the neighborhoods are so different. What works up by Chain Bridge probably makes no sense in Douglas Park.
- "The construction of duplexes and townhouses is appropriate on a case by case basis within single-family neighborhoods. Townhouses might be appropriate along the edges of neighborhoods, on the busier streets, and abutting commercial areas. Duplexes could be considered through some type of special, but expedited permit process, such that the impact on the adjoining neighbors should be considered. Perhaps the County could also require that any

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higher density buildings in single-family areas have to meet a variety of sustainability standards such that their impact on trees, storm water, energy usage, etc.. is smaller than the traditional new home.

- Setbacks should not be reduced to accommodate duplexes.
- Parking definitely has to be considered, especially on streets where home owners do not have driveways now and the streets become crowded, as in parts of Claremont.
- Midrise multifamily buildings are not appropriate within detached single-family neighborhoods, but there is not reason why they cannot be constructed adjacent to those neighborhoods."
- Depends on the neighborhood density. But probably duplexes and townhouses, and mid-rise structures along travel corridors.
- Some of multiple (all is probably not possible) types in each neighborhood
- High rises North of Lee Highway. Townhouses along Columbia Pike.
- It would depend upon the character of each neighborhood. High-density works in some areas but not as well in others, where accessory dwelling and duplexes might be better.
- The best fit for housing should be designed with the surrounding infrastructure in mind. For example, high rise apartments that generate lots of children should not be located in overcrowded school zones. Dense housing like that should be spread throughout the county to alleviate stress on infrastructure.
- Are they best? How about which are appropriate in certain neighborhoods? Your survey is anything but neutral.
- It depends on the neighborhood. One overriding thought is that we can no longer prioritize some neighborhoods for detached, single family homes. That is a luxury the community can no longer afford.
- Townhomes (and single family) in southwest (west Pike); mid-high-rise apartment/condo in 22202 and 22206; triplex/fourplex and mid-high-rise in north (especially high-rise with CAFs along Lee Hwy and triplex/fourplexes in the SFHs in all parts of north Arlington with the exception of Buckingham and Rosslyn.
- There is no one size fits all. It depends on the neighborhood.
- That's completely dependent upon the neighborhood and its access to mass transit. Are you going to put townhouses up near the country club? How many? What price? Certainly not "missing middle."
- Duplexes in single-family-home neighborhoods. Midrise multifamily and courtyard along Lee Highway and Columbia Pike. NO MORE AFFORDABLE HOUSING PROJECTS on Columbia Pike.
- ALL can fit, depending on the neighborhood and many can fit in all of them - we just need to open our minds as a community into diversity (of both people and housing styles) in the whole Co
- You can't answer a question like this without lots of nuance. As I noted previously, diversity in housing is a good thing, but not necessarily all types in every neighborhood. The character, composition, topography, and demographics of each neighborhood need to be evaluated and appropriate housing options suggested.
- I'm not sure what the question is getting at. I don't think anyone, even ardent housing supporters, would advocate for even midrise multifamily in the middle of otherwise single-family neighborhoods without any similar types of density. There are plenty of neighborhoods

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where we already have duplexes and other low-rise multi-family options; this should not just be restricted to neighborhoods like Barcroft and Green Valley.

- There's no ONE best fit. Choices and options is what we need.
- Probably all - depending specifically on each neighborhood.
- Anything that fits in with the neighborhood but that elicits enough housing to ease price pressures.
- It all depends upon where it will be placed. I do not support midrise/high rise multifamily, courtyard complex, or four-plex's in single family neighborhoods. I'm fine with midrise multifamily along transit corridors. High rises should be left to urban corridors close to metro. Townhouses and duplexes would be acceptable almost anywhere. Since you won't let me respond to housing conservation districts, I am concerned about
- I think that the large apartment buildings should be concentrated around Columbia pike, Crystal City and Lee Hwy similar to the Rosslyn to Ballston Areas while the huge single-family areas need to have more duplexes, quads, town homes and accessory dwellings.
- It really depends on the neighborhood I think
- "In all neighborhoods that are currently zoned for single family homes (like my own), duplexes and triplexes could be built with no change to neighborhood character and minimal changes to parking (assuming parking and transit reforms).
- Urban corridors should promote more high-rise apartments, and Lee Highway and Columbia pike should strive for a mix of mid-rises, high-rises and other dense units.
- Tapering in urban corridors and near metros should go out further. There is no reason that there shouldn't be high rises allowed near a 1/4 mile from the metro, and no reason areas within half a mile of a metro should be zoned for ONLY single-family homes"
- All of these missing middle types could be appropriate, depending on the existing building forms in the neighborhood under development. In my opinion, the approach of allowing the "next increment of development" -- as championed by the Strong Towns organization -- is very much worth considering. This approach allows for incremental land use intensification over time and should be allowed by-right all across Arlington, not just limited to existing planning areas along transportation corridors.
- We should generally allow more density in neighborhoods. That density should conform with the typical scale and character of a neighborhood. As R-5 through R-10 districts change to allow more density there should be ratios of SFH to MFH. EG only 1 in 5 lots may convert to MFH by right.
- It depends on the neighborhood. I think that we need to keep in mind that these types of housing are necessary, but we need to appropriately fund the schools and we need to keep the parking issues in mind. Creating denser housing without appropriate parking (like under the thing you are building) is really important.

No Missing Middle

- This is the wrong question. We have an oversupply of McMansions and luxury apartments, not a "missing" middle housing.
- Missing middle is a biased term that stratifies housing as low middle high? Rich middle poor?

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- These aren't truly missing, they just don't meet the market needs so they aren't being created. Townhouse condo complexes and midrise apartments along the main streets make some sense but the single-family neighborhoods should be preserved.
- I didn't know these were missing or important.
- I am not aware that duplex, fourplex, townhouse, midrise multifamily, courtyard complex are missing in Arlington. Haven't seen any accessory dwelling units yet, but I understand they were recently approved.
- There is no missing middle housing in Arlington
- Accessory dwellings are not middle housing. I would classify them as low-cost housing.
- If I understand what this question is asking, I disagree with the premise. Arlington has all of these house options available now.
- I don't think these housing types are 'missing' as much as this is a small compact county without a lot of vacant land at this point.
- We do not need this. Start solving the school overcrowding problem.
- missing middle is a fallacy
- None of the above except Accessory dwellings are missing in Arlington. there is no land left to put them on.
- "Missing middle is a myth. so stupid. Arlington is so far behind on housing, that anything created to be the ""missing middle"" will be over-priced the second it hits the market.
- the single-family home needs to be zoned out of all metro station areas."

One Level Living

- "Most of the bungalows are disappearing in this neighborhood. One level living or
- similar alternatives are important for people 65 and over, especially if they don't want to live in a high-rise building."
- "One level living for aging residents. The older 1950s ramblers aren't great for aging in place with complicated entry ways and high maintenance yards. There is a constant need for one level
- homes for seniors, and not high rises with elevators either."
- Housing for older and elderly homeowners with modest fixed incomes.

Protect Single Family

- I live in a single-family home that I love. I don't want to be forced to move
- "First, your previous question didn't give the option for single family home. I could see me or family, living in none of those. I'll go from single family to nursing home. So, your survey data from the above question is flawed.
- The best fit for neighborhoods is NOT to allow multi-family units in zoned single-family neighborhoods. It is to update the current multi-unit areas like the old brick units along George mason, like was already done along 4 mile run across from Bancroft."
- "There is a nice variety of housing already and I didn't answer the above question because I plan to live in a single-family home
- Why do you start with the ""fact"" that there is missing middle housing--for example there use to be many garden apartments but developers have been given permission to tear them down."

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- "The question above did not have a single family or tiny homes choice but should have. That's an important option as well.
- Also, micro units; not everyone needs a lot of space."
- Single family neighborhoods should remain so. Apartments/condos near Metro corridor & shopping.
- I do NOT think that Arlington needs to continue to change into becoming a Big City feel. We have enough with Rosslyn and Court House and now Clarendon and Ballston. the City crawl is taking over the suburban feel of the county
- The previous question omits single family homes from the list of answers. Multiplex homes make a neighborhood less attractive to me. Focus on protecting single family neighbors.
- My area of Arlington, in the Rosslyn-Ballston corridor, is already jammed with townhouses and apartment/condo buildings. My greatest fear as a single-family homeowner is that a neighbor will put an ADU in his backyard or that the county will allow a triplex to be built next door. While you worry about increasing the housing supply, please give some thought to those of us who have invested hundreds of thousands of dollars in our houses and are asking only for the zoning bargain we made with the county when we bought them to be respected.
- None of these missing middle housing types belong inside the boundaries of established single family neighborhoods.
- What do you mean by "missing"? "Missing" is a judgment laden term. None of the above housing types should replace existing single-family home neighborhoods. These are what give Arlington its character and appeal.
- Defend single family neighborhoods
- Accessory dwellings must fit within existing zoning, which is to say the lots are large enough to accommodate with adequate setbacks. The other options should also fit within the character of existing neighborhoods.
- Single family homes. And one-story ramblers for aging seniors staying in their own homes.
- "Don't believe me? Read this: Study Reveals Wealthy White Homeowners Benefit Most from Backyard Cottages at <https://www.theurbanist.org/2018/10/17/study-reveals-wealthy-white-homeowners-benefit-most-from-backyard-cottages/>.
- Or this: 'Build More Housing' Is No Match for Inequality at <https://www.citylab.com/equity/2019/05/housing-supply-home-prices-economic-inequality-cities/588997/>
- "Upzoning is far from the progressive policy tool it has been sold to be. It mainly leads to building high-end housing in desirable locations."
- Cha-ching!
- There simply is no way to create housing for the "missing middle" when every move the county makes increases the cost of housing. Moreover, the very neighborhoods being targeted for this added density (predominately single-family homes), contain the majority of Arlington's dwindling mature tree canopy and green space. Pave over that with more housing, and you'll have a true stormwater management/flooding crisis: https://arlington.granicus.com/MetaViewer.php?view_id=2&clip_id=3567&meta_id=180499
- Townhomes in the east part of the Westover area."
- What happened to single family homes? This is nonsense.

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- What would best help the “missing middle” is to stop putting so much affordable housing in. Every time more affordable housing goes in, single family home prices rise and the only people who suffer are the missing middle. Arlington is fast becoming a place for only the wealthiest and the poorest.
- We like single-family homes on large lots.
- The missing middle appears to be family housing. Families will often want single family homes.
- Single family homes within affordable limits.
- Those that fit in with single-family homed in size, character and quality
- Homes and is not a high rise. Must match the character, look and feel of high quality single-family homes.
- "Why is this survey so blatantly biased?!!! The type of housing I can envision me or someone in my family living in at some point in my lifetime is a single-family home. You have deliberately distorted this survey by not making that an option. Is this a real effort to solicit the views of Arlington residents, or an attempt to manipulate public input to support particular affordable housing agendas?"
- The type of missing middle housing that best fits a neighborhood depends on that neighborhood. In a neighborhood of single family homes, the best fit is single family homes. My neighborhood has a mix of garden apartments (two stories with green space around them), duplexes, townhomes and single-family homes. The county needs to preserve that mix -- not to change zoning or reduce set back requirements."
- Certainly NOT Accessory dwellings in all single-family neighborhoods.
- What is wrong with my house? Do you hate working people with mortgages so much? Why are single family homes not even allowed to be considered??
- I'm a middle class young adult ,30 yrs. single. Most people are like me with pets. Hoping to stay in area when taking next step in life, small family home with property.
- The "best fits" are those which are permitted by current zoning. I am concerned that the underlying "agenda" here is to show support for "up zoning" single family neighborhoods or otherwise continue to increase density in other zoning categories. I am opposed to up zoning single family neighborhoods and think there needs to be much more impact analysis of increasing density in other zoning categories.
- Why is single family housing g not an option above? We cannot throw out single family neighborhoods, so you can squeeze every last person into a county that abuts many other counties.
- You're missing affordable single-family homes. You've left that off the list entirely.
- "Many naive residents have fallen into the trap of believing that detached ADUs (and by extension, the elimination of single-family zoning) is about providing ""affordable"" housing. It is NOT. And it never was. It is a cynical attempt to manipulate the public (under the guise of ""affordable"" housing) in order to open up the last reservoir of developable land for the benefit of builders, developers and already-wealthy landholders. Don't believe me? Read this: Study Reveals Wealthy White Homeowners Benefit Most from Backyard Cottages at <https://www.theurbanist.org/2018/10/17/study-reveals-wealthy-white-homeowners-benefit-most-from-backyard-cottages/>. Or this: 'Build More Housing' Is No Match for Inequality at <https://www.citylab.com/equity/2019/05/housing-supply-home-prices-economic-inequality-cities/588997/>

Appendix

Partnerships (Summary- Partnerships P.12)

Are there any other options we should be considering?

Affordable Housing

- Afford Honestly, I think Arlington has done a great deal to establish affordable housing. What Arlington needs to do is limit in-fill development and the size of houses on existing lots to lessen the incentives for developers to maximize growth to ensure that some of the existing more modest houses are retained, so that there is affordable housing for families in Arlington in family neighborhoods.
- Spread CAF units across all of Arlington and do the spread as reasonable percentages of Market rate complexes.
- Yes, your attention to the issues facing taxpayers not people who can't afford to live here or don't pay taxes here.
- You should consider influencing the market to make single family homes affordable, not creating more massive buildings to shove people into.
- Less affordable housing should be an option.
- Require new high-rise apartments along the Metro to provide x% affordable units.
- Require developers to "low rent" 20% of all apartments built.

Arlington Own Land

- Arlington owned land e.g. The Arlington library.
- Have Arlington county own the land and let builders sell the houses, this will keep housing prices down. There is no reason for housing prices to be so high.

Faith Based

- I am not sure the congregation of the Presbyterian Church on Columbia Pike would view the development as a successful partnership since many of them felt railroaded into the deal.

Density

- Existing property owners like garden style condos. Some land/parking that is unused could be turned into added density.

Developers

- Private developers.
- Non-profits; all development partners need to be pressed to maximize their "skin in the game"!
- JBG should also be asked to contribute to affordable housing in Arlington
- We need to have any developers that want to lease or sell units to set aside a certain percentage for affordable housing. We must integrate these options throughout our housing developments. I will not support the introduction of any developer who doesn't also contribute funds or spaces for affordable housing.

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Federal Funding

- Explore federal affordable housing funding opportunities.

For-Profit Institutions

- How about working with for-profit institutions rather than those seeking my tax money?

Golf Courses/Country Clubs

- Don't we have a couple of golf courses in Arlington that contain a lot of acreage? Thought there was a declining interest in golf. Does Arlington really need those that are reserved for a few people given the housing shortage we are facing? County should look into purchasing the land and turning at least the one nearest the Pentagon into a high-density affordable housing complex.
- Get rid of the golf country club!
- Use Eminent domain to take over the country clubs to build much needed schools.
- How about the country clubs?

Housing Stock

- Enable enough new housing to make all rents affordable. IZ in the meantime to bridge the gap

Incentives

- Incentives to businesses that employ those in Affordable Housing?

Land Trusts

- Affordable home land trusts. If renters and owners don't own the land, the costs will come down. And I don't like any of the ways you propose partnering with institutions to achieve affordable housing listed in the next question.
- Land use trusts of 99yrs

Location of Affordable Housing

- If this must be done, it must not be done in neighborhoods that already have a lot of low income housing. Only in north Arlington should this be done. Do not put low income housing with schools. Talk to your own police - low income areas are already rife with crime - talk to your own police department about what is happening around 4 mile run and the Pike. Assaults, drugs, prostitution. Want that around schools?
- Breaking up the concentrated poverty on the west end of the Pike.

Market Forces

- How about letting Market Forces respond to housing demand? Just give it a try. All that will happen is an acceleration of the creation of middle and upper middle-income housing and the departure of lower income families to nearby counties with better opportunities for home ownership and the dignity that accompanies it. Government! Hear our plea---Get out of the way!

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Mixed Use

- "Allow small single-story businesses to have a few apartments above the store like in a little downtown.
- They are currently covering and building offices and apartments over some of I-395 in DC near union station. Maybe Arlington could do that with 50?"
- Chicago had some interesting projects recently where they built high-rises on top of public library branches. Redeveloping Central that way would be a sure success.
- Put schools in existing high-rise buildings (like in many urban areas) which would leave more open space for parks to accommodate the needs of an increasing population.
- Redeveloping other public facilities, such as rec centers, libraries, and fire stations, with a mix of housing and retail on the public land, is another strategy that should be aggressively pursued.
- Mixed use e.g., Cherrydale Branch Library needs renovating (NOT demolition), so maybe build housing units as part of the renovation.
- Partner with companies to create both housing and day care

No

- I do not think the county government should be partnering with special interest groups and religious organizations for their housing plans. I see this as a conflict of interest regarding the wants of the civic associations.
- I disagree with institutional partnerships that may compromise the principle of equitable access.
- None. Stop spending money on affordable housing until you have fixed the school capacity issue and have a plan to increase park/open space.
- None. You are responsible to the voters in Arlington County, not nonprofits and religious groups
- Do nothing. Stem the current tide and hold pat for a while. Too much development in the last 15 years. Need to settle down and not encourage growth for a while. Let Amazon move in Crystal City and focus on that for the next 10 years. Orange line corridor is good. Let it fill up with stores and people now.
- Definitely not comfortable partnering with community-serving organizations/non-profits - that's exactly how we've gotten where we are with geographic imbalance and the argument that it's too expensive to do it in certain areas. Quality should take priority over quantity - not the other way around as it has been with the CB and AH "partners" and advocates. The people the County should be partnering with are the for-profit developers. Better yet, the APAHs and AHCs should be partnering with the for-profit developers.

No Density Increase

- Stop giving away County assets, all new Construction should provide "affordable Housing" WITHOUT INCREASING Density.

No More Affordable Housing

Nothing

Appendix

- Leaving the market alone to do its thing.

Other

- People don't have to be supported to live here. We work hard to live here. It's not a guarantee to live where you want.
- Federal government
- Let Business build and pay for housing of their employees.
- We are an urban community, we must look at urban options.
- Begin discussing alternatives to New Urbanism ASAP
- No more tax dollars going to this issue.
- It is important that this process is not Developer driven. They don't necessarily have the community's best interests in mind.
- Live where you can afford!
- Consider working to make life better for current citizens. Reduce class sizes!
- Other places wish they had Arlington's character. Why destroy it, then?
- About churches, schools, universities: There are many and different and contribute to the green space and the history.
- Tear down some of the old high-rises that nobody is renting and use that space for schools or affordable housing. We don't need more million-dollar homes.
- Do not give up green space for housing OR businesses. We need to keep Arlington as a place people want to actually live.
- Look at a complete plan with maximum population considered acceptable and determine if that would restore more of a middle class. Consider what the maximum amount of green space loss, privately and publicly is acceptable. Backyards are wildlife habitats at this time. Consider what schools will look in the future and where they can be located. Remember property rights, why zoning laws exist and our geography, as well as traffic, parking, biking and walking on congested roads etc. Be honest whether or not this is realistic and if not, there should be no blame to anyone.
- Look at practices of current landlords. Build more new construction condos and town homes. Less office space, which seems to be unrented.
- Bring in some people from out of town who aren't entrenched with the way we do stuff here...
- it is easy to innovate but Arlington doesn't encourage it as much as it thinks it does. too much regulation.
- bring in some outsiders to shake things up.
- The value of a new building is not affected by the former use of its site. The redevelopment of the Baptist Church in Clarendon makes sense not because it's a church but because the location - near a metro station in a transit corridor - is suitable for dense housing. The same building in the middle of a single-family neighborhood doesn't make sense.
- Office buildings
- Look at a more holistic approach— help individuals get better jobs so that they don't need affordable housing
- Credit unions

Appendix

- City NOVA
- These organizations will turn housing into their primary focus and business versus the original goal which is improving the quality of life and providing services for Arlington citizens. In addition, Arlington schools should be using their land for outdoor sports and education or for expanding the school - not housing.
- Civic associations
- How about asking also if folks agree with the options already being used.
- Yes, lots of them. I know the county has been researching available options based on what other communities have done. We need to leverage private sector investments, impact investors, foundations, and government funding to make affordable housing gains a reality.
- Yes, stop subsidizing housing in Arlington.
- Perhaps not encouraging an increase in the population in the county
- Someone needs to create a CDFI that covers Northern Virginia.
- Banks, credit unions, businesses, energy audit companies,
- Consider the neighboring communities that can unite in the effort.
- Shame Amazon into building a bunch of affordable units.
- Here is an example <https://www.nbc29.com/story/40186020/central-virginia-united-methodist-churches-are-bowling-for-a-good-cause>
- Please remember all of the current residents when you work so hard to create more residents. Many of us have been here for decades and are not looking forward to diversity, equity and inclusion being the main goal of a county government. Diversity of thought matters, as well. losing your tax base might prove difficult over the long run, even with Amazon riding in on their "white horse"
- Do you want to have another Germany, Norway, Sweden, England, France, New Zealand, Australian, Spain, and I can go on. All of my friends, associates and co-workers from other countries are suffering because of this ill thought plan from their government.
- Try running the county schools and services and not housing.
- This survey and Arlington's housing program are biased against older and elderly residents. This survey contains no mention of retirement housing of any kind or means of enabling CURRENT residents to age in place in their own homes.
- All of the County Board's and staff's plans are based on upzoning what little affordable housing remains in Arlington: single-family lots. This move will inflate land values, hike assessments, and increase the tax burden for those in retirement or nearing retirement.
- Basically, the county's plan is to displace all of Arlington's old people (and the disabled or anyone living on a fixed income) so that developers and builders can line their pockets and Arlington can command higher taxes. This will NOT make housing more affordable for anyone.
- Community associations and coordinators who will participate in your board meetings for updates and feedbacks from their area of coverage and responsibility.

Appendix

- There should not be a rush to change Arlington's entire identity and community feel to accommodate people living on every square foot. It is becoming a less enjoyable place to live due to lack of independent retail, very homogeneous condo/retail dwellings, and loss of charm when a cute bungalow is replaced with a 5K sq. foot home that likely houses the same number of people. We need to be more smart and strategic about growth and not simply react because of Amazon.
- Stop pursuing more housing for the sake of more housing.
- I am troubled by the phrasing of the questions regarding partnering since without more information about the types of potential partnerships as to any of the above categories of institutions, e.g. the land proposed to be utilized, whether there will be any financial benefit to the partner, etc. any generalized answer may be misleading. And I absolutely object to the immediately following question which doesn't allow the answer to be "none" given my concerns expressed above and assumes that I am generally in favor of partnering with third parties.
- If the County is serious about controlling the inflation of real estate, it ought to find mechanisms other than property taxes to support needed government functions. The government is complicit in the housing gold rush in order to increase its budget.
- Many people unjustly worry that inserting smaller homes and apartments in their neighborhoods will reduce the value of their hard-earned real estate investments. What if housing type diversity in a community was evaluated and incorporated into property tax rates?
- Arlington County should also consider adopting policies that curb the excesses of the free market, including charging radically higher real estate transfer taxes on homes whose value has increased faster than the Consumer Price Index.
- Don't even think about trying "public land for public good" again. A terrible idea.

Parking

Partnerships Outside of Arlington

- Partnering with surrounding communities
- You need partner to provide housing outside the borders of Arlington. Arlington, like Washington, DC, is too small to house all people who work there. Partner with neighboring counties and cities who have more land to provide affordable housing and reasonable commuting times to Arlington.

Preservation

- Preserving what we have--is also the answer to the question below nor the choices given.
- Below you ask about creative land use planning and use of undeveloped land / infill. These are the issues you should be looking at...not every inch of land in AC needs to have housing on it. Preserve our land and use it wisely.

Quality of Life

- DO NOT replace open space with any development. Utilize existing structures. Quality of life for current county residents must be paramount.

Appendix

Schools

- How about funding our public schools correctly for the current enrollment?
- The schools have their hands full with the capacity crunch and the large population of students in affordable housing. They cannot be expected to contribute to making the problem worse.
- Should absolutely work with APS. All of this housing has kids.
- Schools are already overwhelmed without having to take on a role in housing. It's entirely inappropriate.
- I'm frightened to even see Arlington Public School on this list....they can't control their budget, there's no way I'd ever want to trust them to deal with housing.

Shared Housing

- "Provide toolbox and options for home owners to provide shared living arrangements. Requires person to remain in the home - not traditional arm's length.
- This survey contains no mention of retirement housing of any kind or means of enabling CURRENT residents to aging in place in their own homes."
- Every project involving public land should investigate and consider the potential of sharing housing on the site.

Single Family

- Yes, strike a balance and achieve the goal surgically, not indiscriminately. Allow upzoning for affordable housing only in dense transit-oriented corridors. Do not allow it in traditionally quiet single-family neighborhoods.
- Protecting single family neighborhood zoning so families that came to Arlington for that lifestyle can continue to live in peace. We pay taxes, contribute to affordable housing efforts. That should be enough for you. Do not believe that you own our neighborhoods and can change them at your whim.
- Restricting impacts on single-family communities.

Taxes

- Reduce taxes so people can make their own housing choices freely and responsibly.

Transportation

- Looking at regional offerings and improving the transportation options.
- Transportation. Stop trying to micromanage the housing market and invest money in rail/buses to move people in/out of cheaper areas.

Tree Preservation/Open space

- "Leaving the trees alone.
- Not only do they improve air quality, it is scientifically proven that trees also lend to peoples seen of mental wellbeing."

Appendix

- It took a major effort by the North Rosslyn and RAFOM Civic Associations to keep the APS from selling the Wilson site. The county has caused green space and open space to be turned into tall living towers. ONE OPTION: Stop the destruction of open and green space.

Zoning

- Just reduce barriers to building. Upzone rich neighborhoods.
- Amend the housing ordinance to address maintaining livable neighborhoods and communities first, before adding housing and removing trees!
- Revise building and zoning ordinance to CAREFULLY find ways to add-in pockets of small apts., etc. to existing structures, without removing trees and impacting stormwater.
- Zoning Incentives

Appendix

Employee Housing (Summary-Employee Housing P.12)

In what additional ways can the County Employee Housing Program demonstrate its commitment to expanding housing opportunities for County employees such as educators and public safety personnel?

Accessibility

- Make it easier to access

Affordable Housing

- Give them access to CAF
- It should be an option and costs must be considered in pay.
- Spending affordable housing funding on county employees, not the current initiatives. Do county employees even qualify for lower income housing assistance? It seems that most of them probably make too much money.
- Keep the affordable housing program but give absolute priority to county workers. There is no reason why county workers must live outside Arlington while we spend money attracting affordable-housing residents to come here.

Equal

- All County employees should be considered equal, i.e. preferential treatment shall not be given to educators and public safety personnel.

Allowances

- Cancel Amazons huge tax giveaway and use that money to provide housing allowance to the police that will be keeping amazons employees safe, firefighters that will be saving their lives and teachers that will be teaching their children.

Analysis

- If the concern is about housing affordability for county and APS employees, conduct analysis and adjust compensation if needed. They are individuals with the ability to make informed decisions about such things as housing.

Taxes

- Unless property tax increases are controlled, employees will always find it more economical to live elsewhere.

Co-ops

- Consider land trusts and coops as a way to provide more affordable housing for government employees

Appendix

Criteria for Allocation

- I am a retired APS teacher and a widow. I would like to continue living in the community where my children grew up and I was an APS employee. Maybe have some "sliding-scale" income for "middle class" people: people who make \$60,000 or less a year.
- Depends on legality of serving groups that may not be considered a protected class. Co . Probably needs to look at legality of creating an HR benefit that balances all perks.
- Educators generally do not want to live in county housing. I am a teacher. I live in a small condo.
- Fund it adequately and every year. Be clear about the opportunities and limits for setting aside housing for specific types (artists, teachers, etc.).

Density Bonus

Diversity

Emergency Services Providers

- I support efforts to expand housing opportunities for public safety personnel only, not to provide housing opportunities for all County employees. Because of intense competition for police and possibly for fire fighters, it is justifiable for the County to seek to expand their housing opportunities. Educators and other County employees should be treated like the rest of us, using our salaries to fund their housing. The County should expanding housing opportunities for all workers by working with jurisdictions outside Arlington, who unlike Arlington have the land.

Employee Housing Program

- Housing on site at school facilities, housing over the new fire house on Lee Hwy rebuild central library - that is a lot of air space above that is going un-used be creative! think outside the box and share resources from Co and APS
- Start soon with a pilot, for example, building condos above recent construction such as Westover Library, Discovery, Alice West Fleet, new school at Reed.
- All buildings should have 20% of their stock dedicated to County Employee Housing or market rate affordable. Buildings that don't comply should have to contribute enough to AHIF to cover that lack of stock, so it can be built elsewhere.
- Arlington should build some housing in future County projects for employees
- Arlington should redirect some of the money it currently spends on other affordable housing programs to County Employee Housing Programs.
- Build housing for them. Help them buy here. I'd much rather see a building with half county employees and some lower income folks who don't work for the county instead of another project building.
- Maybe create a housing program available for new/incoming employees for the first year or two so that they get to know their community. Then you're not making these employees form a long-term permanent dependency on the County for their housing and it's an incentive for new talent.

Appendix

- "Other states have special first-time homeowner mortgage programs available to teachers. This should be explored.
- Eligibility for any type of financial assistance should be pegged to family income."
- Spend less on affordable housing are redirect those funds to County Employee Housing Programs.

Free Housing

Grants

- The \$5k grant is peanuts. Make is \$25k at least. More like \$100k.
- Grants for teachers
- Give grants to home owners who rent to county employees.
- Please see above- basically, make this grant/gift available to us beyond the one-year date of closing on a property. Home ownership is one of the best ways to rise out of poverty and create generational wealth. Create ways to support/grant/lend or bridge funding for those of us who can just afford our mortgage and HOA, but unforeseen expenses can be destabilizing.
- Offer grants towards closing costs for home purchases.

Higher Pay

- Rather than do fill-in, which is a losing cause given the broader economic trends in the region, do direct transfers, i.e., pay them more. In ten to twenty years we will have little affordable housing and no trees or greenspace, the very things that make Arlington livable. (Of course, then people may move out as Arlington begins to get ugly). So, pay them more now.
- They should be paid more so they can buy the same housing as everyone else.
- County employees should be paid a living wage and the employee can choose how they wish to spend the money, but we should not try to socially engineer their choice. They have no special reason to live here more than the next person
- If the concern is that some people are spending more than an appropriate amount on housing, and the voters agree, the County could give them money to make up the difference. That's a simple solution.
- Pay them more.
- Increase their pay if necessary. Today, in Arlington, there are at least 156 rentals available between 1220- 2500/mo. 20% of them have recently lowered their asking price. You will get more for your rent payments as you go further out and that is generally true around any big city. I don't believe the County can regulate 'for sale' prices. There are plenty of condos and townhouses for sale now and adding more modest units, while it may increase inventory and stabilize that market from that standpoint, Arlington prices will increase as population grows. (See NY City)
- Raise their pay instead of the county board's pay
- See if the cost of paying them more would pay for itself if more of them lived here.
- Increase salaries for county employees.
- Pay them the wage they need to buy a home in Arlington.
- Pay them more. Don't offer pensions that drag down the county budget in the future. Don't pay for their housing.

Appendix

- County employees have better pay and benefits than most people. I don't support special programs for them other than those that are salary based. If they make the right wage, Graf. Otherwise, should be same as everyone else.
- I think it's more appropriate to raise salaries. I am stuck on this question as an APS teacher (and spouse of an APS teacher) who has owned in Arlington since 2004. I'm also not sure teachers and public safety personnel are any more deserving of housing assistance than, say, nurses or Human Resources staffers.
- Maybe just pay them more?

Housing Authority

- Set up a housing authority, fair housing laws prohibit setting aside affordable housing for specific groups or individuals, if any federal funds are used to support that housing.

Other

- This is dangerous and I'm worried that all that will come out of this initiative is a "mission accomplished" banner and a new benefit for county employees. I'd honestly prefer this not be part of the same initiative as efforts to expand the housing market in the county.
- If this county is so expensive that people who work for it can't afford to live here without assistance, something has gone very badly wrong.
- Assistance in obtaining financing
- This is disgusting. Why should my mother on social security pay for someone making \$80k - \$130k per year? Don't set up segregation and classes of people just on who knows the inside scoop to get hired by county. Police officers already can take advantage of discounted rents by most apartment complexes. The property owners want the additional safety of police car and officer on site. All employees of all non-profits and low paying jobs should be able to receive reasonable housing, not just Arlington County employees.
- Maybe Hire more Arlington residents?? Local people in other areas know we have great benefits and solid wages and apply and get the Arlington county jobs. Chicken or the egg. I see 24 percent moved out of the county...was part of that from family growth/ life changes? Lots of condos, not all can get a TH or house after selling their condo. Besides the fact if you did not experience the huge increase in home value, you don't other have enough equity to turn over to larger new residence. Many of my friends say we cannot afford our house at the cost it is now. They experienced and gained massive equity growth.
- Supplemental pay for housing in Arlington.
- While new teachers or public employees might need housing assistance there are many teachers or households that achieve Arlington median income. While housing costs may in future outstrip teacher salaries we can't house all Arlington city employees using public money; it's not sustainable.
- Affordable housing is too restrictive. Teachers make too much to qualify but not enough to rent in Arlington
- The APAH and AHC are always discussing housing for teacher's, firefighters EMS but that is not who they serve or who occupies their property.
- Showcase success by publicizing statistical evidence of employees finding housing in Arlington

Appendix

- Townhouses sling CP. scrap the Pike Plan. Focus on fixing the disparities in schools. Build better schools and neighborhoods and then county employees will live here instead of Ashburn or PG county.
- Why are these folks singled out? Are their wages so greatly suppressed? Is their full benefits package factored into your comparisons and considerations?
- Open a complex that people with certain income and asset limits can apply to live in. There would probably have to be a lottery and waiting list.

Incentives

- Prioritize offering units to staff at or below the 60% AMI
- Incentives to live in ARL That are also revenue producing. Such as low interest home loans
- Monetary incentives for moving to Arlington
- Create a Live where you Work program
- Pay employees who live in Arlington a bonus.
- Low interest rate loan programs
- This is critical. Grants? Interest rate reductions?
- Providing them with significant tax breaks.
- I am supportive of this. I think the best policy is likely a direct one - providing additional payment to employees if they live in the County.
- "(1) Offer incentives such as loans that can be used to help with down payment costs, but do not have to be repaid if the recipient stays on the job for a certain number of years, (2) In conjunction with more affordable housing units, create a program to reserve homes at more affordable price points and give preference to teachers and public safety personnel. (3) Set aside loans of up to \$6,000 or so to help pay for down payment and closing costs for teachers and service providers. (4) Forgivable loans of up to \$7,500 or so for police officers and firefighters who are first-time homebuyers. They could also receive up to a certain percentage off the home sales price. (5) Offer officers free rent as long as they live near schools or apartment complexes as a way to increase law enforcement visibility. (6) Add affordable-housing quotas to rules on new development. (7) Build subsidized condos or apartments specifically for teachers. (8) Some combination of forgivable housing loans and mortgage assistance"
- The county should work with the General Assembly to expand tools like offering 401k-like down payment saving programs that would be state tax exempt. The County would match employee contributions. Arlington needs to get creative and aggressive.
- Housing vouchers or tax breaks for folks renting to first responders etc.
- Offer a property tax break to current and former county employees that live in the county.
- Incentives to developers renting to these groups of people at reduced rent?
- Identify housing stipend or down payment program
- Give teachers a stipend to move into the county.
- Lower their taxes so they can afford to live here.
- housing allowances or credits
- Direct payment of housing costs as a salary benefit.
- Offer them a tax credit or loan assistance for homeownership.

Appendix

- Subsidized loan (mortgage) guaranty so that they could reduce down payment.
- Offer low interest loans to employees for home purchase and even rental.

Increased Ceiling for Affordable Housing

Increased Housing Stock

- Address overall housing in affordability by increasing housing stock so they can live here.
- Consider working with them to build more multifamily housing in North Arlington

Missing Middle

- As mentioned above, allow by-right construction of missing middle housing throughout the County. This will increase the supply of naturally affordable housing that will benefit County employees as well as others in the 80-120 AMI bracket.
- This is yet another program to maintain. The underlying issue is that middle squeeze that speaks to the unattainable houses for those who do not receive low-income assistance or the very wealthy who can afford inflating prices.
- Other business and community services are also low wage and necessary but do not get specific breaks. I think the assistance should be spread across the low end of "middle" income regardless of type of position.

Not Important

- "Why is there a need to do this? County employees work here, but they don't pay taxes here. We demonstrate our support of County employees by paying them a good salary.
- Why do County employees deserve more? Are they different than anyone else or are they just the people who wrote this survey? (By the way, these questions is incredibly leading, but I suspect you knew that when you wrote it.)"
- I don't think see this as a priority
- The county should not be involved with this effort.
- Why? we have already paid tax
- None. These are union employees with pensions. They're fine. A give them a raise if you want them to live here.
- Stop using this fake example to justify increasing affordable housing.
- I can't afford to live in downtown DC near my job. Why should my tax dollars go to pay other people to?
- Do not think it is an issue for folks to commute in the DMV for work and not live in the county they work in. Especially a county as small as Arlington.
- Stop raising taxes and property assessment values every year. I don't think County employees should have any more assistance or advantages than the County gives anyone else with the same income level.
- Why should they?
- The survey linked to above shows complaints county employees have about affordability. Does the county or APS have any data supporting the need to incentive employees in this way in order to hire or retain qualified personnel?

Appendix

- Deciding to work for Arlington County is a choice. It doesn't bring with it the right to live close to work, although many teachers in Arlington's public and private schools do live in Arlington or just over the border in Fairfax Co.
-
- Subsidies in general are a bad idea as they distort market forces and can provide incentives for unwise development.
- By addressing the missing middle, you also address this matter. There's no need to make it a separate issue, as that creates just another project the county is responsible for managing. Keep it simple and recognize that with the number of Federal employees in the area, County employees, educators, and public safety personnel are often all in the same boat salary-wise.
- They should pay for things like the rest of us have to. No discounts are brakes just because they're County employees.
- I am concerned about affording programs to County employees that are not provided to other residents. A program which provides a benefit as part of the benefits package to employees is more acceptable as bargained for by employees as part of their compensation. I am sure that our County employees perform their duties because they are professionals and not because they happen to live within the County.
- Don't do it. When I couldn't afford to live in Arlington, I didn't. I moved to a less expensive area. This is beachfront property, DC is the beach. Let it be.
- "This is a largely specious question. Without setting up a housing authority, Arlington CANNOT set aside CAFs for educators or public safety personnel. Without setting up a housing authority, Fair Housing laws prohibit setting aside affordable housing for specific groups or individuals, if any federal funds are used to support that housing. Virtually all subsidized housing uses federal funds.
- A private entity might be able to set up an equity-share program as described above: https://www.washingtonpost.com/business/2019/04/30/equity-share-system-designed-help-educators-become-homeowners/?noredirect=on&utm_term=.29fd75499956"
- The salaries of the average teacher or fireman, etc. are relatively high in Arlington. Preferencing these employees over others of similar incomes is inequitable.
- We should look to build modest amounts of housing co-located with future County/APS development projects
- I am against this narrow housing assistance because it just adds more dollars chasing the same supply. Unless Arlington increases the supply of housing, I don't support this type of program.
- Don't expand, there are tons of options in surrounding countries etc most of the people I work with in professional industries have long commutes into Arlington county, to have the housing they desire/can afford.

Partnership

- Develop one undeveloped space for low cost housing for county employees in partnership with major developers in the county
- Develop a partnership with them to see what makes sense. Not all can live in Arlington.....remember Arlington is not a big jurisdiction.
- Again, not a big fan of direct build low income housing. High cost, and low yield. But, in partnership with private developers and appropriate community groups, it could help a little bit.

Appendix

- Education, expanded partnerships with financial institutions

Prioritize Employees for available spaces in CAF's

Rentals

- Arlington has shown no commitment to this in the past and this appears to be nothing but a smoke screen this time. Subsidized housing for employees is probably income to them, and it's not clear that is what they want instead of higher salaries. If Arlington actually build a dorm for teachers, police officers and firefighters as an experiment, sure. But I have seen no serious proposals.
- An apartment building with rent control.
- Building apartments to rent out to county employees at affordable rates.
- Shared equity soft-second mortgages, community land trusts
- "In new site plan developments, require developer to set aside dedicated units for public safety personnel and schools employees.
- Check the occupancy levels of all Arlington hotels and motels. Negotiate dedicated rooms for public safety personnel and school employees who live far out to stay overnight a certain number of nights a year, or convert un-used or in-rented rooms to short term rental units for same personnel. County could also negotiate with APS in this regard."
- County subsidize market rate housing but how did you cause this to happen that a school teacher can't afford to live here?
- I think Arlington should have a stipend for this when the budget permits.

Subsidies

- By providing County employees housing subsidies they can use to purchase or rent homes in single-family neighborhoods or in apartment complexes (whatever the employee's preference).
- Housing subsidies- if you live in Arlington
- Subsidized housing allowances if not already available.
- Rent Subsidies, access to down payment programs for first home buying
- Provide subsidies for county employees to purchase housing in Arlington
- Greater subsidization/outright purchase of housing units.
- County could consider housing subsidies for county employees as part of their pay and benefits package. Landlords could get tax breaks for renting to county employees (as long as this does not violate anti-discrimination laws).

Transportation

- Increase public transit: proposal for light rail or street cars in arlington, increase ability to bike (criss crossing the county versus just in the main routes into DC), bus systems for county employees to assist in commutes and provide additional financial support for the grant program that subsidizes
- Encourage them to move to Herndon and give them a transportation allowance in lieu of free parking.

Appendix

- These employees should be able to live in the community and not have to drive an hour or more to work to serve the community.
- Yet another subsidy program.
- We need to recognize that not everyone can live in Arlington. We need to work with regional partners on creating new housing across the region. We need to make sure we link a great transportation network to housing and employment.
- As a major local employer is very important that worker live closer to reduce strain on transportation and parking systems.

Vested Interest

- "One of us is an APS teacher but the fact is many current faculty do not live in Arlington. Whatever program(s) exists to help teachers is infinitesimal compared with the juggernaut around helping low-income and immigrant populations find and keep housing in Arlington. County Board and staff must give educators and public safety equal billing as a priority if you expect credibility in trying to help them.
- Record metrics and provide them to the public. How much is spent toward helping teachers and police officers? Have the numbers of those successfully served grown or decreased?"
- Hold meetings at these locations. It's great to hold a meeting at a common location in the county, but people are tired after working all day.
- Our community benefits from having our public servants live in the community. They will send their kids to Arlington schools and be more invested in their job and their community.
- Unknown. This is a great program on its own, but I do believe that the longer-term answer is meeting what County employees can afford by bringing the market prices to that level by increasing supply.
- Arlington employees living and working in the same county; more passion for programs and support of the community.
- Yes, community builder and care services are not just a nice to have but a must have. First responders, educators, and healthcare workers must be given incentives.
- Because they provide social value to the community, not just live off the government dole!
- I want county employees to have a vested interest in the quality of government services in the county.
- Those who keep our country running should have the opportunity to live here for many reasons, including that they have an invested interest in the area.
- I think it's important to live AND work in your community. If this helps with that, we all benefit.
- It helps the communities when the workers can live and be invested in that same community; know the people, etc. many will work harder and be more involved.
- Teachers and county staff should be able to live near where they work so they can serve the county's residents without undo burden. You shouldn't have to be rich to teach in Arl. Public School.
- Educators and public service employees are the marquee reasons for County efforts toward affordable housing, yet they do not seem to get any real attention. It is borderline fraudulent to keep citing them as a motivation but then put almost all resources toward lower income and immigrant populations.

Appendix

- County employees should be able to afford to live in the community
- They serve the community
- Arlington is very expensive. I am okay with subsidizing public servants' ability to live here so they are even further invested in the community that they serve.
- Community is strongest if educators live in the neighborhoods with the students
- You can't be committed to and serve your community well if you can't afford to live in it.
- Teachers who have children in the system have "skin in the game". An added incentive to be the best.
- Arlington County employees should be able to live near where they work. County employees with a vested interest in better schools (if their kids go there, for example) would likely perform better on the job than someone for whom APS is "just a job." Similar factors could impact other County services, leading to higher job satisfaction, reduced turnover, and better services for citizens.
- Our teachers and government officials can't afford to live in the county on their salaries which exacerbates the divide between these critical employees and the communities they serve.
- The public servants who make our County the most livable and desirable should be able to live here themselves.
- They need to live where they work
- Utility in having county employees live in same county they serve. Helps them invest in the community. Also, could lower salary demand and attract high quality employees. Esp. for teachers, access to decent housing that is relatively close is important.
- It is important for workers such as teachers, police officers and firefighters be able to afford to live in the county where they work.
- County employees should be able to afford live in the county they work in.
- The entire community benefits if all Arlington public servants can afford to live in Arlington.
- It's important for the people serving us to be able to live among us. That will help them understand the impact of County government on fellow citizens, and it will help us attract excellent candidates for County positions, especially teachers.
- I feel uncomfortable when I hear a county employee lives in DC or Fairfax. If you are making decisions about Arlington I think you should live in Arlington.
- If we [homeowners and residents] are going to continue touting APS and Arlington as a place we want to be, we need to find ways to ensure our high-quality staff can live here to benefit from their hard work.
- Help people live and work in this wonderful, diverse, community-based county.
- Police officers, firefighters, bus drivers, school teachers and others should be able to enjoy our beautiful community as I do now as a homeowner. They are the heart & soul of Arlington and serve us so well.
- It'd be nice if they could afford to live in the communities they served
- It's important to provide assistance to county employees because they are critical to the operations of the county, but acknowledge that there are other workers who are important contributors to the county that are not public employees but making even lower wages. Can similar benefits be extended to them also? I would also caution against offering mortgage

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assistance programs that may have a predatory aspect and lack the educational aspect that empowers people to make sound financial decisions.

- If work here as a public employee, greater commitment to job if also live here.
- Our teachers should be able to live in the community where they serve. It builds stronger communities and enhances learning - and is just the right thing to do!
- These employees are the foundation of the county - treat them well.
- It is better to live closer to where you work. Happier employees. More engaged employees in serving the community.
- Living in the community you serve is important to consensual relationships with the community.
- Employees who live in Arlington gave skin in the game and live with decision they make at work.
- People who work here should be able to live here. People who live and work in the same community make for concerned and engaged citizens.
- Teachers need to be able to understand their students and be part of their communities. As do police officers and librarians. If public servants can't afford to live in Arlington, we all suffer.
- See my previous answer.
- Public servants are at the core of a community. They must have a fair opportunity to live in it.
- Having staff invest in Arlington to this level makes them better able to understand various stakeholder needs/wants.

Appendix

Feedback: Housing Arlington (Summary-General Reflections P.4)

What other ideas or issues should we consider or be concerned about as we discuss the future of housing in Arlington?

ADU's

- ADUs are a good possible solution for some and it is fantastic they are being considered again for Arlington.
- accessory dwellings are a bad idea

Affordability

- Live where you can afford
- Affordability.
- Limited ability of families with low incomes to live in Arlington
- "-- Consider the actual cost of every new resident and develop the financial means to support the services they need, BEFORE you allow additional residential density.
- Preserve existing affordable housing, including by using tax dollars to buy properties to keep them affordable.
- Spending the money now to acquire and preserve existing affordable housing, or to build affordable housing with bond money (repaid by taxpayers), is wiser economically than using the ticking time-bomb of granting increased density without impact fees to cover the actual costs of the additional residents. The soaring costs of providing County services to an ever-expanding number of residents is not sustainable through residential property taxes.
- Arlington has only 26 miles of space, about 16 miles of which is usable. We therefore cannot afford to rely on granting bonus density to ""grow"" our way out of the affordable housing problem. The County cannot create new mature trees or new natural areas once they are destroyed for development.
- Because Arlington is small, it is normal that most people who work in Arlington live outside Arlington. A key part of the solution to providing affordable housing to people working in Arlington is for Arlington County government to work to keep commute times to 2 hours maximum by supporting commuter buses, toll lanes, HOV, metro, commuter rail, and tele-working. Arlington is like Washington, DC: Most workers are not DC residents, a two-hour commute is common, and a one-hour commute is considered good.
- We can never build our way out of Arlington's affordable housing crisis. Arlington does not have enough land. We can never escape the crisis by increasing density, because taxpayers cannot fund the resulting costs of additional residents. We need to manage our affordable housing crisis regionally by ensuring that workers in Arlington can get to and from work within two hours maximum, and ideally one hour."
- A major concern is the concentration of affordable housing in South Arlington, along Columbia Pike. Affordable housing should be spread around Arlington.
- "Affordable housing should be for ownership, not just rental programs. Multiple studies exist showing the long-term impact on families' overall economic status for rental vs. ownership.

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Do NOT bypass building code and fire safety standards. They exist for multiple reasons. Just because ""affordable"" housing, it should not be subject to lower standards.”

- General housing new builds are stick built, which creates sound problems, potential fire hazards and lower quality buildings. Developers are looking at 20 and 30 years, then ripping down. In contrast, in Europe, concrete build used due to higher quality, less damage to environment, longer building use, etc.” Concentrating affordable housing along the western Pike has created a ghetto and affects schools. "Concentrating too much designated Affordable Housing units in S Arlington, specifically along the Columbia Pike corridor and in particular school boundaries. The end result is an influx of free and reduced lunch children at only certain schools, concentrating poverty and thereby segregating our schools by class and inevitably by race. Affordable Housing must be integrated into North Arlington beyond Lee Highway to ensure equity in Arlington neighborhoods and schools across the board.
- A good way to increase housing options for the Missing Middle would include mandates for developers to build duplexes on SFH zoned lots to minimally increase density (two families on one lot) and a more affordable property (each unit would be more affordable than a \$1.2m SFH)."
- Eliminate all funding for affordable housing. The County taxpayers should not be subsidizing housing for families making \$100,000 per year.
- Every time a small older home is torn down and a developer builds a much larger home pfift a more affordable house is gone from the market in Arlington. Also, the tree canopy is diminished as well.
- I support genuine efforts to find affordable housing options in order to keep Arlington affordable (enough) for teachers, police officers, fireman, and their families in our communities. However, if you wish to re-zone single family home communities, NO condo or apartment buildings. Duplexes and townhomes are appropriate.
- I think that we need to figure out a way to have housing that is available at many different price points. Not many can afford a \$1.5M+ house, even on the best salaries. At the same time, I don't think that we want to lose the single-family home neighborhoods. They are really great. We lived in a condo before and I enjoy living in the single-family home much more. It is easier for my kids to have access to the outdoors (like our garden and our yard).
- I would love for Arlington county to have affordable homes to purchase. This will allow us residents to stay in the area, instead of looking into other places such as Maryland where homes are affordable. I know Alexandria City often has properties for families who are within a medium income and families get an opportunity to purchase these homes and stay in their desired county/ city.
- I'm very concerned that teachers, police officers, firefighters and other public servants are being priced out of our community.
- If you want housing to be affordable, after the post-Amazon bubble that the county government has sycophantically midwived, then raise the salaries of people who work for the county, and impose rent controls. All your "affordable housing" solutions leave the county entirely dependent on the profiteers; they are motivated by an overly naive (indeed disingenuous) reliance of "marketplace" solutions. Make it affordable to work in Arlington County. Stop just

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fantasizing that the "developer community" is going to make housing cheaper if you let it get away with every ruinous profit-making plan that it dreams up.

- Lack of affordable safe housing
- Making single family homes affordable for those making less than \$250,000 a year.
- More needs to be done to engage low-income and/or minority populations. Studies show white people are most likely to participate in housing-related meetings, therefore their needs are often the ones that are most addressed. Barriers such as shift-work, lack of transportation, childcare and more prevent certain communities from engaging and having the opportunities to make their needs heard.
- Not everybody fits in your cookie cutter mindset. Just because we have savings in the band doesn't now mean we can truly afford a nearby apt. complex or house mortgage because our income is too low and prices are too high in Arlington.
- Require ALL residential development to include at least 25% affordable housing
- Should focus on how the lack of affordable housing widens the diversity gap in Arlington.
- Stop throwing money away on affordable housing. It comes at the cost of squeezing out the middle class. We are the smallest geographical county in the country and not everybody needs to live here.
- Take care of the people living in Arlington instead of importing renters for affordable housing apartments.
- The county is not the only vehicle for providing affordable housing. Private Landlords provide affordable housing to a certain population that might be priced out of purchasing a home/condo, even though they do not need Section 8 assistance or other support. The county should recognize that Arlington has a vibrant rental market and the government should not be the only ones "defining" who deserves assistance. In the global picture, the County has little idea that there are many options and that it should be part of the big picture. I am NOT in favor of more government interference in the housing of different people, nor am I in favor of the County spending too much attention on the neediest in the community. The County Board represents all residents of Arlington, not just the neediest. The Board needs to sometimes consider the burdens of always thinking first of the neediest. There needs to be more balance. As the "behavior" of the needy and homeless and marginal continues to degrade (tents on sidewalks, trespassing, behaviors that people with a healthy brain do not engage in), the County needs to remember whose tax dollars fund their budgets. The homeless, etc. can quickly bring down the quality of living for regular, upstanding, law abiding citizens and this issue MUST not be swept under a rug. It is simply not fair. Look to Seattle and San Francisco to see where these types of decisions lead.
- The efforts by the county to add "affordable" housing have been lukewarm, at best. And the process of allowing developers to tear down older homes willy-nilly and put up "McMansions" that take up even more space and "start" around \$1.5 million is ridiculous. There must be legislation to curb developer excesses. It's not just a financial and a moral/ethical problem, it's also a very dangerous environmental problem, as well.
- "Unfortunately, adding density (aka upzoning) rarely — if ever — makes land values go down. Quite the opposite, in fact, which is why the notion that these units will serve as ""affordable"" or ""more affordable"" housing for the ""missing middle"" is a total crock.

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- Upzoning inflates land values. Once land values go up, all housing becomes less affordable. Here are some links for you to review:
- ""New MIT study suggests the YIMBY narrative is wrong"": <https://48hills.org/2019/01/yimby-narrative-wrong/>
- ""The Yimby narrative – that higher density in US cities will bring down housing prices – doesn't work in real life, a dramatic new study from an MIT doctoral student suggests.
- In fact, the study, released today, shows that – at least in Chicago, where author Yonah Freemark compiled the data – upzoning for greater density leads to increased housing costs.""
- ""Blanket Upzoning—A Blunt Instrument—Won't Solve the Affordable Housing Crisis"": <https://www.planningreport.com/2019/03/15/blanket-upzoning-blunt-instrument-wont-solve-affordable-housing-crisis>
- ""That's the problem with blanket upzoning: It doesn't actually require housing to be created for these groups [low- or middle-income]. It just allows upzoning itself to be created wherever you want, and for market speculation to dominate. The market will naturally respond best in areas with the greatest returns on upzoning—mostly places with dense, white-collar employment where high-income people will want to live to be closer to their jobs.
- ""This is how blanket upzoning produces the consequence of displacement. Skilled people with high incomes—those who would benefit most from upzoning—are going to move into upzoned neighborhoods and crowd out the middle- and lower-income people who are living there. This displacement is exactly the opposite consequence of what the authors of upzoning bills claim they want to produce.""
- Even Richard Florida, the king of the creative class and smart growth, has acknowledged the counterproductive nature of upzoning:
- ""Richard Florida: ""Opportunities for improved wages in core areas have stagnated, and the 'ladder has shrunk.' Therefore, the decline in interregional migration can be attributed to many factors, including the new geography of skills and wages. But housing restrictions in prosperous areas wouldn't top the list. And upzoning ends up fueling, not relieving, economic and spatial inequality. As Rodríguez-Pose told me: 'Income inequality is greater within our cities than across our regions. Upzoning will only exacerbate this.'""
<https://www.planningreport.com/2019/05/09/richard-florida-build-more-housing-no-match-inequality>
- Arlington is no different than San Francisco, New York City or Boston (just smaller). A 2019 FHFA working paper documents that land prices (and thus housing costs) go up faster in densely populated areas near city centers:
- The recent data suggest land prices are appreciating in much the same manner as house prices—fastest near the centers of large cities.""
<https://www.fhfa.gov/PolicyProgramsResearch/Research/PaperDocuments/wp1901.pdf>
- Some of the last truly affordable housing in Arlington is our older, single-family homes, particularly when the mortgages are paid off. Upzoning simply permits developers and speculators to inflate land values (and thus your home's tax assessment), which will displace/drives out older residents, disabled residents and anyone on a fixed income or a more modest income.
- An architect-friend had this to say about housing affordability:

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- The simple fact is the true way to create affordable housing is the passing of time – a mortgage typically binds capex (capital expense) costs to a point in time. As time elapses, the capex cost diminishes proportionally relative to inflation and as a percentage of rental income, creating the margins that allow rents to “fall” at the discretion of the owners/market to maintain occupancies. Replacing existing units with new units only updates the cost basis to today’s rates which requires higher rents to meet financial proformas, thus eliminating the discretionary margin provided by time. The higher rents for the new units allows the owners of existing units to move rents up as well (assuming demand is sufficient).
- "So in a lot of ways building new units moves rents up for both the new and existing units. And here's what a recent Federal Reserve report has to say about infill development and upzoning in existing low-density neighborhoods: The Fed report suggests that housing will be much the same: 'The implication of this finding is that even if a city were able to ease some supply constraints to achieve a marginal increase in its housing stock, the city will not experience a meaningful reduction in rental burdens. Add 5% more housing to the most expensive neighborhoods and the rents would drop only by 0.5%.'
<https://www.forbes.com/sites/eriksherman/2018/08/03/additional-building-wont-make-city-housing-more-affordable-says-fed-study/#16c6e4f1218b> and the underlying Fed report can be found here: <https://www.federalreserve.gov/econres/feds/files/2018035pap.pdf>
- Whether you are a renter or a homeowner, upzoning pushes rents and taxes higher, making housing less affordable for everyone."
- Use every single device available to save, protect and build more units of Affordable Housing. This includes zoning changes, co-location on county property like Arlington Mill, added dollars in the affordable housing investment fund, streamlining and aiding churches and other institutions interested in building Affordable Housing. Talk to Amazon about putting work force housing on their campus.
- We clearly need to increasingly plan and finance affordable housing before we have priced out all but the very rich.
- We should be honest about what we mean by affordable housing i.e. square footage and amenities offered, not just rental costs
- We should find ways to meet affordable housing needs other than concentration in a small number of areas. It's unfair and produces bad outcomes for everyone.
- While Arlington has done well to transform from a car-oriented suburb in the very adjacent metro corridors, it is clear that area is too narrow. Down the street from me, single family homes of enormous size have been built and were sold for something like \$1.5 million. On this same street there are older apartment buildings of the same size that house 4 families (whatever those families may be). With most of the easy land taken, we risk making the community solely for the very rich if we don't greatly expand the opportunities to build apartments, town house and other shared dwellings.
- If you provide housing for more people, be responsible and proactively provide parks, fields, schools, roads, services to accommodate the increased numbers. Affordable housing should not change the availability of services to the entire community.
- Please consider low cost row houses for the low income, homeless and new migrants
- Affordable housing should not be concentrated all within a few school boundaries in South Arlington. South Arlington needs more middle to upper income families. North Arlington needs

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more affordable housing. This puts too much burden on these schools while schools in the far north have too little diversity. Schools are getting overcrowded as well. The county board needs to work with the school board to distribute affordable housing and build new schools.

- As a resident of South Arlington, it is clear to me that most of the affordable housing, new and old are located in South Arlington. For the benefit of all, it should be spread throughout the county. North and South Arlington are not treated the same.
- There should be no more affordable housing. The school system can't support it.
- Concentration of affordable housing in small geographic footprints.
- Preserving the character and services Arlington offers while ensuring that everyone who wants to live in Arlington can afford to do so.

Age in place

- How to keep Arlington County seniors from being financially squeezed out of the County
- I disagree with the deference to aging in place. Market conditions forced my spouse and I to relocate from state to state three times. We weren't offered the luxury of financial subsidies to remain near our families, friends, etc. And there are no incentives so that our no retired parents can afford to live by us here. It's too expensive for them to move here. We assume that when we retire, we will move to a lower cost area that we can afford, not expect to receive aid due to a property value windfall resulting in higher taxes. Also, it seems wrong that so many families with children are crammed into tiny apartments while retirees in single family homes receive subsidies to maintain more square footage than they need.
- More housing for senior living at reasonable rates. Not necessarily assisted living but apartments for 55+ only with no major entrance fees.
- What about long-term, engaged hard-working taxpaying residents who stand to lose what we have invested in this neighborhood and county for so long? It seems to be an unspoken, perhaps unconscious, policy of the current Arlington leadership to drive out retired and old people.

Amazon

- According to the report that was in the Washington Post, the projected increase in median home prices is 17.2%. How is that being addressed? or was that not a consideration when Arlington invited Amazon in an already congested area with high housing costs? Is your main concern in making sure that Amazon and it's employees have what they need and everyone else can move out?
- Impact of Amazon on housing price and availability
- It is clear Amazon is not going to come anywhere close to offsetting the real estate spike it has caused by locating here. Long-term, Arlington risks turning into San Francisco: Extreme gap between poor and rich with no middle class left. If you want to see the future of tech here, look to San Francisco and Silicon Valley as models for what will ultimately destroy this community.

Building Process

- Streamlining building/permitting processes

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- The ridiculous number of hoops you have to jump through for permits to make any changes to your house (or to remodel). The setbacks are unreasonable.

Character Preservation

- Respecting the essential characteristics of Arlington's neighborhoods, which are what make it such a desirable place to live. Not everybody wants to live in a concrete jungle; some of us are willing to pay a premium to live under tree canopies and in quieter areas. We want to continue to have lower density in our neighborhoods.
- retaining the character of many Arlington neighborhoods with spacious yards and spaces where kids can play outdoors and ride bicycles on quiet neighborhood streets.

Climate

- Climate change.
- Planning should recognize the likelihood of more extreme weather events, flooding, soil creep and the like; not build in flood plains or other vulnerable locations; maintain trees, natural areas and permeable surfaces; zero net increase in paving. Underground the electric and communication cables.
- Climate resilience. All the things we know we should do, but don't. Recycling is ineffective because "single-stream" means the recyclables are too contaminated with nonrecyclables to use. Are we yet reducing energy usage? The value of the big, old trees for shade, noise reduction, water purification, bird ecosystems, reducing particulates in the air....is inestimable and yet Arlington doesn't protect it's huge, old trees. Storm run-off is only going to get worse and feed more "trash" into our water system.

Community

- Housing is a component of neighborhoods and neighborhoods are made of people! People form communities and quality of life for individuals is more than just about housing quality. There seems to be a huge desire to grow Arlington, but that involves more than putting up condos, allowing auxiliary dwellings, replacing SFH with Multi-family since shoving more people into more creative spaces does nothing to build community.
- As we look to increase density, we MUST ensure that we make appropriate investments in school facilities, park land, and other public common space. It is inappropriate to increase density if we do not keep these other areas in balance.
- Do not build more housing if we are not prepared to support with new schools, especially a 4th comprehensive high schools. We ridiculous amount of taxes per student (going up to \$20k per student next year) for the lack of school services we get. NO MORE residential building along Lee Highway!
- Parks, Schools, transportation. The housing lobby needs to stop thinking of themselves as a one trick pony.

Condo Fees

- Trying to tackle the exuberant condo fees for buildings in the Arlington area.

Congestion

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- With high rises being built, roads are becoming too congested without widening them.

Converting Offices to Housing

- Reducing amount of vacant/outdated office space by turning it into housing.

Converting Single Family

- Seriously consider renting large homes with large mortgages to 2 families, that a. have decent credit and good background checks. This would serve to give younger families a better rental than apartments or out of ARL and would allow their children access to different school systems, perhaps adding diversity to the makeup of some of the more staid communities, making for an even more inclusive community.
- Offer a home management system for the owners that makes it easy to rent to 2 families that includes admin, ensuring safety and insurance and maintenance.

Cost of Living

- The cost of living makes it difficult for a government professional & solo family income earner to stay afloat financially.

Cost Benefit Studies

- The cost of living makes it difficult for a government professional; solo family income earner to stay afloat financially.
- "Implementing cost/benefit studies of new development proposals."

Other

- Start doing serious cost-benefit analyses when more growth (condos, apartments, town houses, etc.) is proposed. It astonishes me that the board allows continued building without a clear idea of the ultimate cost to the community.
- County benefits geared towards property owners with multiple buildings.
- We can't continue to discuss housing policy in a vacuum. We must also discuss the impact our housing policy has on County services, especially schools. Housing policy is school policy.
- There are a lot of "rules" that govern who qualifies for certain housing options. It seems that (like with my dad) these may be pushing out many individuals and families that are in need of housing. Careful consideration needs to be paid for how "cut-off" points are decided, whether this is income ranges, assets, age, family type, etc. The unintended consequences of these decisions need to be carefully evaluated.
- Arlington doesn't have enough park space, schools, or parking for the people who currently live here. And Arlington's schools currently do a poor job of educating poor students. Fix those problems first.
- How do you keep the young and educated renters of Arlington in Arlington as they age and begin families? How do you keep rents from increasing drastically to price them out in the first place?

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- How do you keep the young and educated renters of Arlington in Arlington as they age and begin families? How do you keep rents from increasing drastically to price them out in the first place?
- I think it's becoming to hard for first-time home-buyers to settle here. We could end up like San Francisco or Silicon Valley if we don't watch out. Whatever you do, be way more proactive about figuring out where to build new schools and making a long-term plan, with probably or guaranteed sites based on what could be growth that does not (despite APS projections to the contrary) cease. The county and APS are going to have to be have like developers and buy big parcels or make harder choices in the future than they have right now. Why is there a construction site next to the new HBW? it should be part of that campus. And do more to halt the spread of McMansions.
- I think that the county needs to actively look at ways to find greater housing affordability within and near our single-family neighborhoods. It is a difficult task, but a large percentage of the areas zoned for housing in Arlington are in SFN's. The county needs to stretch beyond just accessory dwellings and look at ways to permit more duplexes, tri-plexes, and even quad-plexes. We need to look at English basements. We need to reconsider our restrictions on the number of unrelated residents within a single-family home. Other cities, like Minneapolis and Atlanta, are looking at modernizing the concept of boarding houses, which offer affordability potential without the use of government subsidies. It's the people and our shared values that give our neighborhoods character, not the curb appeal.
- I think there just need to be more housing options in general. More small places like studio & 1bd room apartment buildings, duplexes, and quads. DC has a lot of basement apartments so something like that or backyard apartments would be helpful. I heard Minneapolis did something to expand these options recently , so Arlington should look at that!
- Arlington seems to be prioritizing the needs of possible future residents of Arlington over existing residents.
- "Bring back the housing grant for County/APS employees. Give incentives for teachers to live in the county they teach. Unless one has a high-earning spouse there is no way for them to afford to live in Arlington once they want to start a family. Therefore, they are priced out of the school system they work so hard to make successful."
- Impact of growth on existing residences (school, road/traffic, tax).
- Not destroying the long-standing balance in Arlington among commercial, multi-family and commercial properties. We are clearly near the breaking point where quality of life will suffer for everybody if growth is allowed to continue at its current pace.
- Stop growth for the sake of growth ASAP. Start discussing alternatives to New Urbanism ASAP
- I frankly find it insulting to suggest that teachers in this area need public housing assistance. Why not just pay teachers more?
- Keep my home value.
- "Large number of homeless people in Quincy park who need HELP/free housing. One of the wealthiest and most educated cities in the USA should be able to take better care of those experiencing homelessness and food insecurity. "
- Offer incentives for smaller units.
- What incentives can we offer to low/middle class people to move to Arlington. We do not want to be a community of only million-dollar homes.

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- Expanding the income maximums to base costs of rental housing on income.
- Moderate income options - it is very difficult for moderate income households of one, as there is no one to share costs of rent, utilities, food, transportation, etc.
- Arlington prides itself on its residential neighborhoods. I'm fine with increasing housing stock, but we need to do it in a sensitive manner and not load up single family neighborhoods with a lot more housing. Besides, I'm not certain our infrastructure, whether roads/schools, can handle a significantly more populated Arlington. We also need to recognize that not all who want to live here will be able to live here. We cannot provide housing for everyone, but we can work hard to increase the amount/types of housing so that there are options. We also need to be sympathetic to the environment, especially our tree canopy, our green space, and the loss of pervious surfaces.
- Adding additional density to include more affordable housing units may work in the very short term, but the pressures of increasing services to accommodate all the new residents (especially schools) will require increasing taxes, especially real estate, which then prices out the very people we are trying to help.
- Arlington must start a dialogue in the community to decide what kind of community we would like to be. Increased urbanization is detrimental to the community and is environmentally unsound. We cannot keep up with infrastructure needs let alone expanding the need for water treated sewage and open spaces
- How infills are impacting communities. Starter homes are becoming extinct in Arlington.
- limit infill development
- Better vetting, inspections and consequences are needed. Loss of tax breaks. It needs to be clear to renters that any inspection is about the landlord and their housing is secure.
- Legalize ADUs and upzone single family lots across the county, not just around Metro. New single-family homes should be banned
- No oligopolies.
- School capacity! Tree canopy, environmental impact, infrastructure issues. Also, affordability and diversity - we do not want Arlington to become completely unlivable to anyone making less than \$250K.
- There is an important need to keep Arlington livable. Trees and green spaces are critical. Trees/tree canopy is essential to the country and to restoring our waterways--the Potomac and the Bay and to keeping our air clean.
- Trees, Schools & all of our Environment.
- Loan assistance/help getting a down-payment together.
- "Allow the market to dictate pricing.
- If you can't afford to live in Arlington move to somewhere you can afford. Don't ask me to foot the bill because you can't afford it. It makes my home less affordable to me."
- Accept the fact that we cannot house EVERYONE. Neighboring jurisdictions have much more land to utilize. Consider the critical need to maintain tree canopy for health benefits we need - instead of constantly building more housing and removing trees! Also increase mass transit and transportation in smaller neighborhoods to reduce traffic.
- I'm worried about the chasm in the quality of apartments and prices in the metro corridor. The options are cheap and old/run down, or incredibly sleek and very expensive. Developers are meeting that middle ground either.

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- "Regulate the cost of new build, why should a new build be half the cost just 60 miles away?"
- Pre-built homes or the modern prefab homes can be a solution.
- In Hawaii, the state owns the land, what about leasing land?"
- Not considering new ideas. Keeping it how it is. Urban corridors with single family in between
- No opinion
- Advance notice to home owners of any construction planned that effects ones property.
- Over development - too many easements overlooked (people building high and close to property lines) and over-large single-family homes shoe-horned into tiny spaces. Green space is disappearing. The County needs to enforce building codes.
- I believe over development will forever change the character of Arlington and in our rush (by the board) to make sure we can be everything to everyone - we will lose what makes Arlington unique and special. I also believe that looking at housing in a silo does no good without looking at housing impacts on core services like schools, roads, police, traffic, quality of life. I do not believe the county is strong in this area.
- Over building of real estate in the Ballston area.
- Idea: for those of us employed in government/public service such as police, sheriff, fire, education, etc., eliminate/wave our personal property tax for our dwellings and vehicles. Those taxes cost us thousands of dollars a year and prohibit many employees from purchasing property in the county because they can't afford it. So, they rent for a while but then move away when they want to buy.
- Housing policy is school policy. Arlington has created a pocket of very high poverty schools in the southern part of the county. This is unacceptable for a county that claims to care about low-income residents.
- Preserving and expanding low-income housing in proportion to the luxury buildings in construction.
- Evaluate current programs with regards to what benefits people bring to Arlington. Why are we subsidizing someone who made poor life choices and flips burgers when we have public servants that deserve access to this housing.
- Decrease in property value
- How to keep real estate costs and taxes lower
- Allowing builders to take down small houses and replace with houses that are the maximum footprint for the property. Not in character of the established homes.
- Accept the reality that lower income households are going to have to locate further from the urban core. Attempts to distort market forces invariably produce unintended results.
- The county should allow redevelopment of older garden apartments. New apartments can have set asides for affordable housing if needed. This is especially true for apartments on Colombia Pike.
- Where are the programs to support the young families who are remaining in place but could really use a second bathroom (2 daughters are rapidly heading towards teen years...)? Or who are trying to renovate existing, high quality masonry block and brick buildings from the 1920s to 40s? Flag people for potential programs when they go in for building permits - don't penalize them for not knowing which questions to ask.

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- I don't believe that more housing is necessarily a positive in and of itself. I think what makes Arlington special are its resources - green spaces, schools, etc. With an overemphasis on new housing, you reduce the other resources and land uses and potentially devalue the entire county.
- Arlington has a unique appeal as a suburb right outside of DC. I think the growth that it has experienced has been good for the County as a whole, however, it's critical to retain the character of its neighborhoods. Clarendon/Ballston are great - but it would be terrible for the entire County to be urbanized in that way.
- Rising initial cost of house. Rising property taxes which are a problem for people on a fixed income.
- Rising rent and land costs, decreasing diversity, becoming McLean.
- Safety and security
- I am concerned that prevalent housing assessments and appraisal techniques that make use of market "comparables" unduly inflate the value of real estate within neighborhoods. One way to inhibit this phenomenon would be to legislate forms of assessment and appraisal that separate land value from improvement value. Let's eliminate the unnecessary windfalls that come from improvements our neighbors make in their homes! Many Pennsylvania jurisdictions have used such split-rate valuations successfully.
- Any fix will have to account for the second-order effects from surrounding jurisdictions. If you succeed in providing affordable housing for middle-income residents in Arlington, people who currently live in the exurbs to save money will move closer to the city. You will have to analyze the problem from a regional level due to sprawl. You will probably have to add at least twice as many units as you would expect from analyzing current residents alone in order to see any downward pressure on prices.
- No housing or subsidies for non-US legal citizens.
- I also worry that developers will turn what seems to be a noble vision into a way in which they can get more money, by creating unaffordable luxury units.
- There should be a One Arlington focus not a North Arlington and South Arlington.
- A comprehensive impact statement, using a verify tool or methodology, should be mandatory before development project or housing upzoning project is approved to include impact on tree canopy, stormwater runoff, traffic, schools, parks/open spaces, and social services
- Up-zoning is a surprise and not a good idea.
- why do you continue to build new buildings when recently built ones still have vacancies (business and residential);
- How will you work to make programs actually accessible to people in my circumstances? What kind of support (grants) can you make to those of us who will homestead here and work in the county, even if we already own? I'm an excellent teacher, and I work at a low income/high needs school. My students are thriving on all assessments and socially-emotionally. I have a great reputation and relationship with families. Living where I teach means I see my students all the time at the library, in the neighborhood, shops, church and school events. I'm always looking out for them, supporting them and representing APS positively. Isn't that worth something to APS?

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- Due to Amazon HQ2 opening in Arlington and the rapidly increasing rent, Arlington County should consider opening the Housing Voucher waiting list with a preference for current residents who are either seniors, disabled or households with minors.
- Walkable residential neighborhoods -- with shops and small-scale recreation facilities close at hand -- would reduce the need for transit, public_or_private. This is preferable to large shopping complexes and recreation facilities to which people must drive -- or spend inordinate amounts of time on public transport. Westover should be replicated, not gentrified
- Public WiFi for all would be an immense boon. Encourage telecommuting.
- Do not take away housing from the home owners just to help the small population people who want and can't afford to live in Arlington. They can live in other areas of the DC metro.
- We should have an immediate recall election of all county board members and replace them with independent board members that actually care about constituents and are not owned by a political party.
- How much population can be added to maintain the standards of quality education, athletic fields and infrastructure, especially sewage and rainwater runoff and respect property rights? How much land and tree loss can be sustained before the climate here becomes hotter and wildlife disappears due to land loss, which will happen without natural shade and habitat. We had plenty of inexpensive apts. and middle-class housing before 2000. What were the conditions that allowed that? I do believe as traffic became heavier those who could afford it moved closer to DC, raising prices. I do believe the County Board should acknowledge that there is only so much they are allowed to do, without regret.
- I love Arlington and understand this growing need. I pray for solutions all the time. I wish I had better suggestions to provide. This isn't my area of knowledge.
- "I read online and keep updating myself
- I did pass home ownership class and I have a certificate"
- I think you've identified the key issues.
- I wish I had ideas. I am infuriated that there are so many luxury buildings (And my 60-year-old building trying to get in on the action) but no alternatives for someone like me.
- Investors buy starter homes and then sell higher than families can afford.
- Like roads, it's not possible to build enough housing for everyone who might want to live in Arlington. Our suburban nature should be maintained and not just in extreme north Arlington.
- "Moratorium on year downs
- Support for mid-rise housing units in neighborhoods"
- Remember, we are a small part of a large area that people move around in freely. People living outside Arlington work here and patronize businesses here. People living in Arlington work outside Arlington and patronize businesses outside Arlington.
- stop trying to change the free market, breaching your fiduciary responsibility by improperly allocating funds, and go back to your day jobs.
- That Arlington - cannot be for everyone. We do not have the land available for everyone to live here, nor do we have core services for everyone. Housing initiatives need to be taken together with education, police, fire, traffic and all other elements of our community - not as a stand alone silo which is what Arlington is doing right now.
- That one segment of the resident should be expected to support the living standard/housing quality of other residents

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- You should recognize that feasible supply of single family or 2-3 family lots (with upzoning) will be swamped by non-elastic demand to live near DC in a suburban setting. This applies less to high-rise condos/apartments on Metro lines which offer vibrant urban living with less disruption to Arlington's traditional type of suburban residents.
- You shouldn't be trying to practice socialism in our society.

Density

- Creation of dense corridors, preservation of SFH neighborhoods, less emphasis on subsidized "affordable" housing (unless built outside Arlington), higher tower height.
- Density in the Ballston corridor is eroding the quality of life in the long-established neighborhoods adjacent to it. Several story apartment buildings have reduced the green coverage while adding many transitory residents with dogs and cars that use the small neighborhoods to walk dogs (and leave waste) and park cars. Increasingly, my neighborhood looks like it belongs in DC with parking issues and trash.
- Density is a problem, loss of trees is a problem, and high-rises ruin the ambiance.
- Density should be concentrated near transit. Transit should extend to more portions of the county, and density should follow. There should be virtually no restrictions on density within 2 blocks of a Metrorail stop and density should gradually decrease at greater distances from a metro stop. Density located far from usable public transit serves no one.
- "Don't think everyone that lives North of Route 29 is uber wealthy. We aren't. We worked hard to buy our SFH. Don't try to shove extra density into our neighborhood because it looks good politically."
- Evolving to more affordable, walkable communities will likely mean greater density. This will have impacts on the environment, school enrollment, public transit, and demand for other County services. How the County addresses these challenges will be important to keeping Arlington a desirable place to live.
- Increased density in Arlington results in less greenery since building take up most of the space. This results in increased parking problems, more storm water runoff, less stress reduction from viewing green spaces, and increased traffic.
- Increased population density will necessitate increased transportation options, schools, and other services, from medical services to food shopping to dog parks. Housing affordability is important, but it need not come at the cost of lower quality of life for existing residents. Affordable housing should not be concentrated in any one area because of the risk of creating permanently depressed neighborhoods.
- "Increasing density is not a bad idea but should be along major corridors not embedded in the few neighborhoods left we have now, but if the county rezones to duplex's or triplex's then that will become the tear down standard. The end result will be developers will buy homes tear them down and build triplex's. The single-family homes will become more desirable, exclusive and expensive. For every home that is torn down or rezoned a fee should be applied to pay for parks and another fee for schools. If a SFH lot is rezoned there should be a onetime fee that takes care schools. If it cost 20K to educate a child in Arlington per year a 100K fee for subdividing would be fair start.
- Arlington is going to have the wealthy 250K+ per year and people who live in government funded housing to serve them and the service businesses they need. the middle class can't

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afford the mega houses and won't qualify for ""affordable"" housing. Very sad to see this happen. The county can't really fix this problem."

- "People living in an urban area, i.e. Arlington, should not expect to live large and private. We need density in order to accommodate members of our community (hospital employees, teachers, contractors and laborers, police, fire personnel, etc.)
- We also need to preserve green space. SO, no, no everyone gets 1000 square feet to themselves, even if they're wealthy."
- Resource allocation planning for dense housing neighborhoods.
- Arlington continues to tear down older houses and replace them with greater density housing -- but not lower-priced units. These additional unites have not decreased the tax rate. They have increased the student population resulting in increased spending on education and services and therefore increased taxes.
- The County should not be considering increasing housing/density in Arlington beyond that already permitted by right without first developing a strategic vision/plan for the County reflecting a broad-based community conversation and based on an adequate analysis of the positive and negative impacts of additional development and the potential types of such development.
- There is a point where you can have too much density, and a point where, realistically, a town is simply built out. There are some further opportunities near Metro stations for dense development, but otherwise, recommend holding off. Focus more on quality development, than quantity.
- We need that middle ground. Density will be an issue. I love our leafy single-family neighborhoods, but most of us cannot afford a home there. Not everyone wants to live in a high-rise apartment either. Having more low-mid-rise apartment and town home options will appeal to many.
- We need to change the mindset: Arlington is not McLean, it is no longer a "suburban bedroom community." It is a densely-populated urban area and we need to address housing issues by changing zoning laws to allow more multi-family residences, including duplexes, small apartments on top floors of commercial buildings, etc.

Developers

- Make it cheaper for developers to build in Arlington somehow (no idea how).

Diversity

- diversity of residents and as well as types of housing throughout the Co
- Diversity. Placing all of the CAF units in South Arlington is large groups is creating large areas of poor people and effecting the schools. The CAFs should be located in all the new buildings, not allowing the developers to pay to a fund. The CAFs need to be spread around Arlington.
- "Ensuring diverse cultural and recreational activities to support the diverse population that is valued by the community. Things are not one size fits all - sports, arts, libraries, parks, etc. "
- Decreasing ehtnic divsersity in our neighborhoods
- Integrate our neighborhoods and make sure African Americans can see what houses are for sale, and that each such individual or family will have access to home financing, with no path blocked. No one of African American heritage should ever be excluded from home sales or mortgage

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lending opportunities. What will Arlington do to open up our many civic association areas and remove roadblocks put up to prevent African American home ownership in every sector of Arlington?

- Integration and accessibility for disabled and elderly residents and home owners. I have never seen a disabled person in my neighborhood and the association Easter egg hunt had only two non-white people.
- Segregation of schools
- "Serious concerns about racial and social equity across the county with many areas off limits to lower-income residents, single people, renters, etc.
- How can we grow equitably to keep up with demand for housing in the region and locally?"
- "The impact of committed CAFs and Affordable housing on local schools, creating a highly segregated school system.
- Creating ghettos along the western Pike with concentrated affordable housing, where commercial development stagnates and fails."
- the lack of diversity that results from the limited selection of houses (limited by total coats, maintenance costs, etc.)
- The rising inequality of incomes in Arlington is probably increasing segregation and inequality. I want to live in an economically diverse, integrated community, and I want to see more multi-family homes, apartments, and condos. I want Arlington to be more affordable for more people, so more of my friends and family will choose to live here and enjoy everything Arlington has to offer!
- Arlington's housing policies have instituted segregation. My neighborhood is zoned Glebe. It's FARM rate has steadily gone down (with AH demolished) while you concentrate poor children at Carlin Springs, Barcroft, and Randolph. Truly racist and segregationist policies
- Arlington County continues to create an economic divide that greatly affects the underprivileged in the south Arlington schools through the heavy concentration of affordable housing along route 50 and more so Columbia Pike.

Employee Housing

- The workforce. Arlington County Government workforce all come from around the area and many cannot afford to live in Arlington, although we enjoy working here.
- What incentives could ARL provide to keep those employed in ARL living in ARL? You will plan better and serve better if you are a member of the community you live. Philadelphia has a strong program.

Energy Efficient Leasing

- Create an R-PACE program, or some sort of energy efficiency lease option, (energy efficient amendment for an existing lease).

Environment

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- Impact of construction on tree canopy. Impact of high density housing on erosion and soil compaction. Preservation of green spaces that sustain better air quality. Impact of construction on storm water runoff.

Housing

- Housing authority
- Housing is an immediate issue. Once people are pushed out, it is hard if not impossible to get that back. If you stabilize people's living situations, they will have the time, energy, and resources to contribute to and help stabilize other aspects of the community.
- The more houses we add will not make it cheaper. We live within a region that with strong transportation improvements make it viable to live in a cheaper area with schools that have room and still get to work in a reasonable time.
- Housing the homeless and millennials, making it easy for multiple generations to live together, including mother-in-law structures
- "Arlington should create a housing department that can build, own, and operate county housing. This is the ONLY way to make sure that rents are affordable for the long term. NYC did this with the https://en.wikipedia.org/wiki/Mitchell-Lama_Housing_Program
- Mitchell Lama housing program. Kept middle income people in their city."
- The ability of low/middle income families and individuals to live in all parts of Arlington.
- Building more housing in south Arlington other than condos.
- Quit trying to change the housing market
- "Housing policy, especially subsidized housing policy, is school policy. Don't concentrate poor people in one spot in the county. It's more important for society that we increase the overall supply of housing and people move to suit their needs than that we award a lucky few lottery winners with a permanent housing subsidy."
- Housing policy should work for new college grads and young couples - the people we want to attract - and not just free-and-reduced-lunch families.
- Pricing in Arlington is fairly inelastic - meaning that there is so much demand for it that it takes significant changes in prices to affect demand. Marginal changes in supply that are intended to make housing more available do not actually make the housing more affordable. And the growth in the meantime has major costs as our schools, roads, and services get more overcrowded. Beware the unintended consequences of intervention.
- Make an easier and have homeowners more aware of the program so if they want to rent out.
- Develop a program to help teachers, firefighters, police, nursing assistants and other community helpers to live in Arlington. Why is most Arlington AH occupied by people who don't even work in the county?
- We need to make sure that we are intentional and transparent about who a particular program or affordable housing tool benefits--some benefit very low income, others low income, and others moderate income. This needs to be made clear to the public as investments are made so people know who is actually being helped.
- Growing number of extra-large houses on small lots--appearance of the neighborhood.
- more single-family housing of normal size

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- limit size of new construction/tear down replacements
- People building homes that are too big for the lot size. Even the previously approved designs don't take into account the overwhelming situation of being an original house between two overgrown additions. There is little backyard privacy.
- prevent building huge houses and cutting down trees
- We need to increase SUPPLY of housing along corridors with good public transit options (Lee Highway, East Falls Church metro)
- Green architecture and Cooperative homes
- Implementation of tiny houses or tiny townhouses, or other creative architecture as other countries are adapting.
- Requiring developers to build taller towers, which maybe we include some housing on the upper floors so buildings aren't always so empty.
- "Maintenance of the value of unique existing neighborhoods."
- More housing is not needed, there is plenty being created out along the metro lines."
- The county needs to consider the effect of additional housing, both market rate and affordable, on county infrastructure. Our roads, schools, sewer systems, and parks cannot handle increased density.

Infrastructure

- It seems overall that Arlington has not been able to adequately support the current residents and so it should not increase the population density. I am worried about sewer systems, overcrowded public transit, loss of green space and tree canopy, congested roads, and overcrowded schools - in addition to children constantly being told to change schools because Arlington has to rezone every 2-5 years (which is the current projection). That means for a family with two children, there could be MULTIPLE school changes for the child --> lack of consistency for the family and school.
- As population density increases, there is not a sufficient corresponding improvement in existing streets and the capacity of the other critical infrastructure (sidewalks; parking capacity; schools, etc.) to accommodate the intensification. The carrying capacity of certain intersections at certain times of day has already been exceeded. Sooner or later the misery will translate into people looking elsewhere.
- Housing in Arlington has to be considered together with the county infrastructure that supports the residents who live in that housing. Traffic, parking, schools, parks, tree canopy, and many other things affect quality of life for those who live in Arlington and increasing housing density affects those things. Expanding affordable and missing middle housing options are laudable goals but not in a vacuum.
- We must look at infrastructure of single family neighborhoods, especially sewer and water pipes which are aging infrastructure and upgrade as necessary to accommodate additional density and growth. We must have a community conversation about street parking and using the curb - public infrastructure we all pay for - for parking as we increase density. Parking on the street is not bad and doesn't decrease safety.

Location of Affordable Housing

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- Affordable housing needs to be spread out! There's plenty of studies showing in both schools and residences that in any one area no more than 20% of a group should be below the poverty line in order to maximize their benefit of being integrated into the community and minimize negative impact to the existing area. Southern Arlington has a much higher affordable/assisted housing rate per capita than Northern Arlington (I get it, our land is cheaper and less of us show up in T-Shirts to yell at you, but that doesn't mean it's ok to keep doing things that way. Don't artificially create a ghetto just because it's easier. Oh, and anywhere that does get affordable housing needs affordable public transit put in place or increased proportionally too.)
- Geographic distribution of subsidized housing should be considered to avoid creating pockets of high-poverty that will persist for decades and discourage nearby commercial and retail development. Already happening on the western end of Columbia Pike.
- Geographic diversity of affordable housing and avoiding concentrations of lower-income populations.
- "How where you choose to put affordable housing affects school diversity.
- You are concentrating low-income housing in certain areas (S. Arlington) and thereby creating schools that are high percentage of FRL, adding challenges to school diversity and performance.
- You need to work with the school board when you are determining where to put affordable housing.
- Poor performing schools will negatively impact housing values. Spread out affordable housing so schools have a chance of being economically diverse, then you will raise school performance and therefore property values across the county."
- I am in favor of affordable housing, but Arlington is clustering too much of it at the western end of Columbia pike. Stop putting affordable housing there and start putting it in other parts of the county. As an example, Lee highway has a bus line, but I am not aware of any dedicated affordable housing north of Lee Highway.
- I have owned homes in both 22207 and 22204. I witnessed destruction of affordable housing along Lee Hwy and its continued concentration at the western end of Columbia Pike. The concentration of poor families has truly failed these children and limited their access to well funded PTAs and good schools. Affordable housing should be added on Lee Hwy, where the schools have the funds and resources for additional children with significant needs
- I'm concerned about subsidized housing increasing crime and decreasing the quality of life in areas with subsidized housing.
- I'm very concerned that affordable housing projects continue to be concentrated in the West end of Columbia Pike. That continues to concentrate high levels of poverty in a small number of schools, limiting educational opportunities for those students and discouraging families with more means from living in those areas. I'd like to see a moratorium on further affordable housing projects in South Arlington and shifting those projects to North Arlington.
- Ensuring less concentration of affordable housing in South Arlington and a more equitable distribution of affordable housing in North Arlington
- Location of housing types and affordability. Neighborhoods across the County need a mix of incomes and mix of housing affordability. It's not a single overall-within-the-County picture; rather a balanced distribution throughout. Otherwise, the opportunities and access to resources (efficient transportation, affordable grocery stores and retailers, other services, schools that meet the needs of students from any economic background, etc.)

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- More fairly disperse affordable housing in the county
- Not jamming all the affordable housing in the same areas. Be it sections of south Arlington or in the North almost exclusively 22203.
- Old houses are more often a blight instead of being charming or historic. Affordable housing should be built new. It also should be evenly distributed throughout the county, not clustered in "conservation districts" or whatever you're calling them,
- "Please stop concentrating affordable housing in a few parts of the county. It is having a negative impact on schools. Affordable Housing should be spread across the county."
- School equity. While I support maintaining affordable housing options, I see that poverty is being concentrated in certain areas of the county and it creates unequal schools- at all levels, but most severely at the elementary school level. There's no reason in one of the richest counties in the US we have schools that are overwhelmingly non-diverse.
- Stop aggregating poverty in south Arlington.
- Stop putting all the affordable housing in South Arlington!
- The continual building of "affordable housing" in the same area (Columbia Pike).
- The County should be concerned about housing fairness and making sure North Arlington takes its fair share of the burden of multifamily and affordable housing that always seems to get shoved into South Arlington.
- The impact of concentrated affordable housing on schools. County housing policy has produced lots of affordable units, but by building it all so close together the county has sent the FARMS rate at a number of schools so high it has created pockets of high-need, low-performance schools. Multiple studies show that low-income students do best when they attend diverse, integrated schools with a mix of high and low performers. Instead, county housing policy has contributed to a severely economically unequal school system with wide disparities in demographics and outcomes.
- The need to look outside Columbia Pike corridor for affordable housing options and multi-family growth. This corridor has the lowest average income and education, thus the hardest challenge to move out of their current housing situation. But concentrating all of these types of units in one central location, it makes it more difficult for these movers/buyers to compete with the highly increasing number of SFHs and other buying opportunities outside the corridor. Also, look at providing county employed staff (teachers, police, etc.) with vouchers or direct payments as a salary benefit to allow these and other middle-income families to move into the area.
- The placement of affordable housing--it needs to be done throughout the County so that schools can effectively instruct all children at the highest rates of success.
- Too many pockets of extreme poverty on the west pike---this hampers development and the overall community and overwhelms schools. I am very much in favor of affordable housing and keeping people from being displaced out of Arlington, but I think that the rest of the county needs to take on more affordable housing.
- When you start speaking about low income housing and affordable housing, it should be spread to ALL neighborhoods. Zip code 22207 has remained free of intrusion of these concepts. Show that you are treating all in an equal fashion; build affordable housing in 22207.

Missing Middle

Appendix

- Affordable housing for the "missing middle" would be a priority for me.
- affordable housing options for the "missing middle"
- "Affordable housing, for the middle class . I live alone and would like to stay in Arlington
- living near my friends and family. I hope this will be affordable in the future. It seems like the number of units for the ""lower income"" populations are rapidly decreasing."
- American citizens that are in the middle should have more priority and opportunity to buy affordable housing after all we pay our hefty dues it felt like we are forgotten
- Develop more informative measures and targets. The AH advocates only use one: number of units. Yes, there are fewer "affordable" units than there were 20 years ago but in fact, our schools are more economically diverse — and some would say challenged. The decline in the number of units has not made Arlington a less inclusive place for the poor. Rather, it has driven out the middle class.
- every new house doesn't need to be huge!!!! People need modest houses rather than gigantic showplaces! Missing middle is definitely a concern. How about renovating some of the old apartment complexes into condos rather than tearing them down and replacing them with high-end townhomes? Maybe adding third/forth levels to older 2 level garden apartment complexes.
- Give tax incentives to builders to build "middle-income" housing. There are so many \$1 million+ homes for sale, and very few in the \$500-600,000 range.
- greater commitment from private real estate companies to assist in the process. Also, I appreciate the work that is being started on the "missing middle."
- "I like the idea of increasing affordable housing, including housing for the ""missing middle,"" and making more areas in Arlington have mixed types of housing. (That would help some of the de-facto segregation in the county.)"
- Middle class housing, including housing set aside for teachers, bus drivers, and other public servants.
- Loss of middle income residents because it is just too expensive to live here. Need to be more creative in allowing the private market to provide relatively affordable housing options at no cost to the government. (e.g. allow duplexes in single family zones; facilitate accessory dwelling units rather than putting up barriers to their approval)
- "Make room for those that will not be making \$100K plus (i.e. the Amazon workers) to afford to rent in the Arlington/Alexandria area.
- Virginia has no rent control and landlords are taking advantage of that and raising rents too much. There needs to be some control as the same does not apply for those with middle class salaries."
- Middle class housing, including housing set aside for teachers, bus drivers, and other public servants.
- Move all affordable housing funding to the "missing middle."
- The presentation focused primarily on affordability of condo units, which may help a subset of residents, but I think you're missing a huge opportunity to support young families by planning for the development of townhomes and duplexes that get into that "missing middle" range. There are townhomes being built in my neighborhood (the big Suntrust building), but they're starting off at \$1 million plus. Think about density beyond apartments and condos!
- The steep decline of middle income housing.

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- Ways to bring in more middle-income families and housing choices and ways to increase housing overall in Arlington, consider building up with more high-rise living choices or townhomes rather than single family homes.
- We definitely need to create more housing to make it more affordable for middle income individuals and families.
- Without a check on the real estate market and more available options for the missing middle, you are destined to become San Francisco--especially with Amazon coming in. I'm afraid that you will lose valuable citizens in Arlington, valuable diversity and a generation of homeowners who want the opportunity to make our community a better place.
- Workforce/missing middle housing includes federal employees and contractors too. Two GS15s can't afford single family here anymore either.

Mixed Income

- "I have several concerns. I am concerned that this initiative will be used to put more CAFs along Columbia Pike, especially the western end of the Pike. This is the most affordable part of Arlington because it already has the majority of affordable housing, whether CAF or MARK. Do not build more. We need more mixed income residents.
- Amazon is not going to change this. No one making good money at Amazon is going to live in a MARK on the western end of the Pike."
- Mixed income housing, not all high or low income but some of both
- "The future of housing in Arlington really needs to consider mixed income housing and distributing affordable housing throughout the county. Stop just dumping it on Columbia Pike while developers build luxury housing near the metro. Working class people need metro access. Run bus lines into those northern Arlington neighborhoods and increase the density there. The fact that affordable housing is being crowded along the Pike, where we only have buses, where we're told we don't deserve metro or a tram, is wrong. It puts a lot of pressure on the schools.
- The housing policy needs to take the school resources in to account. It needs to not concentrate poverty in one area. South Arlington has nearly all of the lower income students in the county. The stark disparities are grating."
- Mixed use in EVERY sector of the county; not just along Columbia Pike. Improve lives of current Arlington residents instead of building for "future" residents.

Multi Family

- "Single family home" is (by-design) exclusionary. It deliberately restricts access to neighborhoods (and schools) to those who can afford to buy a certain parcel of land. Allowing subdivisions (like Minneapolis did) of up to 4 units would maintain the look and feel of these neighborhoods while adding tens of thousands of units of new family housing supply.
- North Arlington large lots can support larger multiple family units. Intersperse the multiple family units. Studies also show that children of all economic levels and diversity help each other. Don't shove affordable lunch program kids into same school.
- "Allowing for additional density. There is a need for more multi-family housing units in the county to accommodate the county's growing population.
-

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- That said - the country needs to come up with creative ways to spread out those multifamily units. Concentrating them all in one area - the Pike - will create long term problems."
- Consider allowing densities in multi-unit developments to increase with adequate preservation of green space and enhanced availability of transportation (not scooters), schools, retail outlets, including comprehensive food markets.
- Continue to put multi-unit facilities in the Roslyn and Clarendon areas around the metro. Do NOT consider single family neighborhoods for all these auxiliary dwellings or for multi- unit flats embedded in neighborhoods.
- "
- Do not allow multifamily construction to be stick built with a disregard to fire safety. The development that is along Wilson Blvd near the Parking Garage and Harris Teeter shouldn't have been allowed to be developed as all wood construction. See Grenfell Tower in London. Do not allow developers to do the bare minimums when it comes to fire safety."
- Honestly, we need more apartment buildings. I think that some of the single-family homes need to be changed into larger 3-bedroom units in apartments. We just have to be more like NYC. It would be great if there were affordable units for county employees, housing that is community centered. Perhaps multi-family units that are linked with programs. I work for the county and I qualify for affordable housing.
- Limit the building of large apartment buildings and other multi family structures.
- multi-use development
- The single most important thing for Arlington to do is permit more units to be built in the single-family zones. If that isn't done, let's just pack it in and embrace being Maclean with some dense areas.
- There are way too many 1-2 bedroom low income housing units available. We would have rented upon moving here, but there were almost NO 3-bedroom units in S Arlington. Why are we building so many 1-2 bedroom places? What type of people are these units attracting? Who is going to eat out enough to support all the ground floor restaurants that are supposedly going in? Please try to think before approving new high-rise apartments.
- "We should consider that maybe we only have so much space in our county and that we do not have to pave every last corner. Adding more small houses into yards sounds like another bad idea to me and may affect my privacy in my yard.
- Perhaps some of the larger hi rise builders can have a school in the lower levels or we can build multilevel schools in existing locations. Shameful that we have students in trailers as we are in my opinion trying to overpopulate our county and do not have the infrastructure to support them."

Over Crowding

- Arlington is becoming too crowded, too developed, too city-like
- "If the concern is that some people are spending more than an appropriate amount on housing, and the voters agree, the County could give them money to make up the difference. That's a simple solution. As far as bringing non-Arlington residents into Arlington, it's obvious our infrastructure (schools, water mains, streets, parks and recreation) is not sufficient for the population we have now. We are putting our children and teachers into trailers, which are more vulnerable to active shooters. Our streets are already crowded and pollution-producing.

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- We're losing trees (including County-owned trees) that could counteract the pollution and warming. Our water mains are constantly breaking. The County needs to identify how we will service all the new people we're planning to bring in.

Parking

- As we increase the number of residents we need to also consider parking. Parking has become increasingly large issue throughout the county.
- No more parking minimums within half a mile of transit. Make them parking maximums. People can live here without cars, and adding more cars makes the roads dangerous for pedestrians and retail space less desirable to visit.
- Expensive parking. Lack of parking in certain areas.
- Parking by-right loosening is a bad idea. In a building near me, the inadequate by-right parking formula was not enough, but add to that, the developer now charges \$150 for parking (free in old building) and my street is filled with out of state license plates of residents whose alarms go off at night and they live block's away. Developers are pocketing this money through both extra rental units and fees, and quality of life is diminished. This only creates more bureaucracy as streets have to start parking permitting, and the county cannot collect property tax on cars whom are avoiding registering vehicles.
- Parking. The side streets are becoming more and more difficult to drive because of cars parked on both sides of a narrow street.
- There are too many cars, and too many parking spaces. We're never going to get people to stop driving cars if we have so many parking spaces.
- There won't be enough parking. The parking spaces in the garage are not enough for the residents. They will be stores on the first floor. People will end up parking in the neighborhoods. There a lot of cars on the streets in the residential neighborhoods now.

Public/Common Space

- All things related to population other than housing, e.g., over-crowding in schools, traffic, parking, etc. More housing for the sake of more housing I don't think is a great goal. We're eating up our green spaces and busting at the seams in our other community facilities that aren't built for a population this size.
- As you allow greater density this becomes a financial gift to land owners. Landowners should contribute some of the financial windfall to funding public common spaces / needs
- Be sure to preserve green space. Trees and parks are a big part of the quality of life in Arlington. Please -- no more pipestem driveways. Be sure the residential structures built on a lot are appropriately sized to the lot -- setbacks are important for quality of life and for helping us preserve our tree canopy.
- Build up not out -- preserve green space by building up
- "built too many apartment buildings recently/ over developing
- we need more outdoor living spaces, green areas, playgrounds"
- "Declining green space"
- Lack of field space for kids sports; school over crowding

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- Housing (and other county issues) is directly related to public schooling and education -- County Board needs to be working with School Board AT ALL TIMES.
- Housing should consider impact on schools. The county supports new units, then lets APS deal with the consequences. The County should consider allocating a proportion of other resources to schools as it approves housing that will generate students.
- How about considering how the housing impacts schools? Like how it really impacts schools. Not just completely underestimating how many kids will live there. But how much more money APS needs per student added. And how many more schools will be needed. And what land those schools are going to be built on.
- How to keep quality and standards high. School crowding. Increased traffic congestion. Every time Housing is altered or increased, the additional people bring ramifications. However, the county never really works through the ramifications.
- I don't see schools mentioned once in your materials. You talk about Housing & Education being the stability of the families. However, if the schools are not high quality because of lack of diversity, this is a missed opportunity.
- My BIGGEST concern is that our already overcrowded schools will get even more overcrowded. We need to build more schools at the ES, MS, and HS level as we develop more housing.
- Insist on improvements to schools and roads from developers. Newer is not always better.
- Please consider the impact on schools (overcrowding, lack of outdoor space/p laying fields) of the large number of apartment buildings and condominiums being built in Arlington. I am not asking that this building stop, but that a long-term plan for schools and recreation be considered before building. This doesn't appear to be the way things are done in Arlington. It seems to be more of a build now, fix later way of doing things.
- School over crowding
- "School overcrowding and quality go hand-in-hand with adding housing in Arlington, and this has been true for at least the last 15 years.
- The housing issue is a regional problem. Arlington should not be focused on just Arlington but should focus on coordinating with other communities in the region. Such a focus might also address issues like transportation, which certainly is a housing-related issue."
- Schools, schools schools. Housing policy must consider the impact on schools. Want more density? Give schools more money and land.
- The County has already had issues forecasting for schools resources. As you plan to accommodate new residents, keep in mind how that will affect the existing infrastructure. If roads are crowded and schools are crowded, people will move out.
- The increase in density is creating a crisis at the school level. Each graduating class is getting bigger and there is no room for the kids already in elementary school. The cavalier, "Let's keep adding more" attitude is hurting our schools and will affect all of Arlington.
- The utter insufficiency of schools and infrastructure to accommodate the density of housing. The economic disparities in schools across Arlington as a result of disproportionate building of family units in S. Arlington
- "we need to stop building in Arlington unless we are going to build more comprehensive schools and fill our business vacancies, we cannot afford more residents and we cannot afford to raise taxes until we have filled our business buildings

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- Do not just build more housing on top of businesses, our taxes should be coming down from all of our growth"
- Who and what is your plan for addressing CURRENT student enrollment capacity? There is not a lot of space to acquire or develop to build out schools. As the County recklessly expands housing capacity (approving high density corridors along Columbia Pike, Rte. 1 in Crystal City, Lee Highway) it is not also mindful of the need to take care of the increased sewer costs, increased traffic costs, and rising school enrollments. Who is responsible for this LONG TERM sustainability? It is not enough to be happy with developer fees TODAY--it is vital that there is a 50-year plan that is realistic and right now I just see shortsighted greed driving the approval of lot development, increased capacity, rezoning of neighborhoods, and failures to manage school capacity and traffic.

Shared Housing

- Provide tools for people who want to share housing. For example, as a homeowner and I want to rent out one room, what is my checklist? Provide additional flexibility when living in same house and lower rent than a traditional renting of whole house at higher than full mortgage rates. Encourage home sharing to help keep seniors in their homes while providing cheaper options for people who need housing. It is a great symbiotic relationship. I did it for years with fellow students and grad students.

Single-Family

- Protect the homes and communities of single-family homeowners as you make your housing changes. We are the heart of what makes Arlington neighborhoods so great. People of many income levels can live in Arlington happily, but not everyone who wishes they could live in Arlington can fit in this small county. We are not an island that requires everyone to live within county borders or perish. Be mindful of the homeowners of this county who elected you when making your proposed changes and do not destroy the county you were elected to serve.
- "protection of single family neighborhoods, especially those near dense development
- Saving single-family home communities from development of apartment buildings and multi-family dwellings that aren't sustainable by those communities.
- Single family homes is what draws families to Arlington, along with the public schools. Reducing the number of single family homes to add multi-family units would decrease Arlington's desirability.
- Smaller rental units, have new buildings do more studios or jr. one bedrooms. Extra fees for parking, pets, etc. it isn't just rent.
- The giant houses going in now risk being turned into the rental houses with 5+ renters just as we saw in the mid-90's in Clarendon and Ashton Heights
- "People without dual income...whether single or families."
"
- Single-family home neighborhoods are highly desired for families and future families and should be preserved without the worry of zoning changes that will allow multi-family housing to be developed.
- "Making sure homes can be occupied
- by people with 'car light' living. Specifically, lots of safe non-motorized options nearby.

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- School pressure is likely but can be balanced out with emphasis on more smaller homes."

Taxes

- Higher taxes due to increased valuation of housing; make it easier to protest valuation; giving tax exemptions to seniors to allow them to live in their residences longer;
- Homeowners paying property taxes get tired of subsidizing rent for others. It's like paying two mortgages.
- lower property taxes
- Lowering property taxes and being careful about the full consequences of affordable housing (lower property tax revenues and increasing social spending and educational expenditure).
- Lower the ridiculously high taxes
- See above. If something doesn't change in the taxing of home owners, no one will be able to live here. North Arlington needs to start pitching in with land use.
- Since we purchased our home in 1993 the property taxes have increased dramatically -- certainly well above the inflation rate.
- The government should not take money from some of its citizens by legal compulsion (taxes) and transfer that money to other citizens. The proper role of government is to provide common resources to benefit and protect all citizens, such as roads and police protection.
- The Real Estate Tax Relief program is an overly generous bonus from the rest of the taxpayers. We need our state legislators to propose a bill to substitute a "tax freeze" program.
- We need to focus on the commercial tax base, not residential.

Transportation

- One big challenge is maintaining traffic at a management level in our neighborhood and the roads my children use to get from home to school and back. Higher density makes our neighborhood traffic more unmanageable.
- Traffic flow and parking. A lot of construction to improve sections of Columbia Pike are in progress, so hopefully the congestion will be alleviated once it's complete. However, parking is a real problem. My condo has a parking lot, but no guest spaces, and parking in front of my building and on 10th street is rarely available. People park there from other areas - I see them being dropped off and people park there as place holders for other people who don't live in my building.
- Traffic, speeding, pedestrian safety, ample parking
- I'm ok with spending a higher percentage of our income on housing if it comes with the benefits of being able to walk and bike and access to public transit. These are linked.
- Improving density and walkability in all of our neighborhoods, from dense urban corridors to lower density residential areas. This includes upzoning ALL of Arlington (like Minneapolis has done), investing in transit everywhere, and investing in tenant protections.
- I like the approach that is being taken to the Lee (Richmond) highway corridor, which seems to be looking at integrating transport (including bike lanes), parking needs, and walkability in future plans.
- "Affordability, especially around Metro. And affordability CANNOT just come from subsidy/set-aside programs. It must be complemented by increasing supply to the open market.

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- If we don't, all of the new people coming to work in DC and in our filled-out office space will move out to the constraint-free greenfields of Fairfax/Loudoun/Stafford, and they will drive through our community to get to work, making our air dirtier, our streets even more unsafe and congested, and devaluing our investment in transit.
- More people are welcome here in Arlington - more cars are NOT!"
- Aside from affordability, we need to understand that cars are not going to magically disappear from Arlington. There are definitely areas like the Orange Line corridor where living without a car is realistic, but especially for those in South Arlington going car free is absolutely unrealistic. Any new housing needs to address the need for parking.
- Transportation planning and planning for housing need to go hand-in-hand.
- Encourage alternate forms of personal transportation, not only bikes and scooters for the young and able; also electric vehicles; motorized scooters; golf carts. Do not encourage through-commuters. No net new paving.
- Continue transit-oriented development to focus density along metro and corridors such as Columbia Pike and Lee Highway while preserving the character of existing single-family neighborhoods."
- Ensure maintained and improved infrastructure. Make sure bus routes are efficient and throughout the County. Watch for places to improve biker and pedestrian safety."
- More bus routes and frequency so people feel comfortable moving away from metro lines and not relying on cars. A reliable and frequent bus route to get to the metro would help make better use of the broader housing options in Arlington.
- Expanding bus service to include south Arlington.
- Public transportation and biking/walking safety are very important to me.
- The impact to the transportation and parking and the potential for a LOT of vacant retail/office/residential space!
- Transit and safe bike infrastructure must reach the entire county. If we continue to cut bus service to North Arlington, we eliminate the possibility that low income housing can be located there. We shouldn't concentrate affordable housing. Transit is a life line to jobs and necessary services.

Tree Preservation

- "Builders constantly raze all the trees when building single family homes, or condos, or any housing. Years ago, an entire forest was razed to build apartments near me. Every evening, I would see all manner of wildlife fleeing that neighborhood looking for a new home: fox, deer, and many others. Now we are overrun with mice and rats! Foxes would reduce or eliminate them.
- Also, more trees would clean the air quality of Arlington, which I've read has gotten worse over the last years. It is a health issue for all residents of Arlington.
- PLEASE SAVE OUR TREES! And shrubs or small trees do not count--they do not provide shade or canopy."
- "Green space and tree canopy. We have watched too many modest 3BR homes be torn down, followed by the yards being scraped of all vegetation*, and then replaced by 5BR or 6BR homes with minimal setbacks that allow no room for significant plantings that would provide so many environmental benefits.

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- * Yes, I know that developers on many projects must file drainage and tree plans -- and I've watched them be ignored. Ask me about the 2 trees lost next door because ""they just fell in the hole""."
- "green space. We're losing trees galore with new construction. Please focus on replanting and looking for ways to relocate rather than remove mature trees. We're killing our environment. "
- Maintaining green spaces and tree cover, minimizing impermeable surfaces and runoff
- Maintaining tree canopy, break up of lots by developers that destroy tree canopy.
- Preserving the mature tree canopy.
- "Retaining permeable surfaces
- Retaining tree canopy"
- TREES help provide the benefits all people need
- We must be considered about the destruction of our natural resources, including the loss of decades-old trees and the pollution of local streams caused by overcrowding. Developers are cutting down trees that have been here for decades, simply for their own convenience and monetary gain in building and selling pricey homes that encourage overcrowding. The loss of these treasures is outrageous, as is the failure of the county to stop it.
- We should be concerned about the loss of our tree canopy and forests. These supersized homes going on small lots are destroying trees. Older mature trees are being eliminated at a staggering rate. For every tree removed, builders should have to plant 5 on the same property. At least. It's horrible.
- Plant more trees!

Zoning

Lot Coverage & Affects on Stormwater Runoff

- "Consider the huge houses, with their huge driveways, that are overwhelming green space. Why are zoning laws constantly modified to allow these to be built?
- In addition, these big edifices cause increased runoff, into next door homes and onto the street.
- Arlington County should place more restrictions on size and/or levy extra charges for the disruption placed on stormwater management and other resources."
- Enforce 40% lot coverage for single family homes. NO WAIVERS.
- footprint of houses. Mega mansions not required to mitigate storm water impact...or at least the requirements re not adequate. I see the impact in our community.

Setbacks

- The county should consider placing limits on the size of houses and increasing the required setback requirements from lot lines, etc.
- Reviewing the property line setbacks for new construction. what size house is appropriate for the lot?

Luxury Units

- Fewer luxury apartments. Nobody even knows what luxury apartments even means, and it seems like an excuse to tack on an additional \$500 each month. Build regular

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apartments that are affordable. Loosen zoning laws to make way for these non-luxury apartments and get them built.

Multi Family Districts

- More multi-family units are going to be needed in the future. Single family homeowners resist this, but some new zoning rules allowing conversion of single family homes to multi-family units is needed.
- Multi-Unit/Duplex housing"
- Zoning. Allow multi-family housing in areas now zoned single residential. Require any renovation to apt units must include some units for disabled and elderly - bars in bathrooms, higher toilets, walk in shower, wide doorways, etc.

Moving Away from Large SFD

- Consider Minneapolis' zoning - no single-family housing. Allow the multiple unit buildings highlighted in Alliance for Housing Solutions Missing Middle program. Boston, Brighton, Cambridge, and Arlington MA utilized triplexes. To offset the bigger footprints of buildings, support green roofs and green walls.
- Changing the zoning to allow multifamily housing units right next to single family homes in single family neighborhoods will destroy the neighborhood's character and quality of life, with no gain in housing affordability.
- Get rid of single family zoning. Allow infill development of single family homes to be turned into SFA, duplexes, fourplexes or triplexes. Make it easier to build. Incentivize certain development particularly those that house more families, reduce parking requirements, reduce concessions/community benefit requirements. Incentivize added density to garden condo developments. Incentivize reinvestment of old units.
- "I greatly worry that some of the stick-built product being put on the market right now will become tenement housing in 20 years. The quality of these products is marginal at best. Developers are making a ton of money and we are getting crappy quality construction. Major parts of Arlington need to be upzoned in order to create more supply for multi-family housing. The long held sanctity of the single family home has got to go. There should not be a single-family home anywhere with 3/4 mile of any metro."
- It is absolutely DISGRACEFUL how many developments of 4000+ square foot single-family homes the county still permits and zones for. I feel physically angry every time I see that development on N Carlin Springs Rd near N George Mason Dr., or when I'm driving north of Lee Hwy in the Taylor school district and see how many new-construction houses are large enough to fit 4-8 condos in the space. Each of those could be a two- or three-family house, still 3br and \$700K each, on the same spot and it wouldn't hurt Arlington's precious ~character~
- It is time to upzone our single-family neighborhoods to allow, even encourage, up 2/3/4-units (duplex, triplex, quads) on what have conventionally been considered "single-family" lots. ESPECIALLY close to quality transit corridors. Everything within 5-minute walk of quality transit (and future quality transit) should be allowed/encouraged

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multifamily, multi-story. Everything beyond but within a 15-minute walk should be allowed 2/3/4 units by-right. We need more neighbors in our neighborhoods!

- Make it easier to build duplexes (semi-detached rowhouses) and harder to build McMansions. Stricter limits on maximum sq. footage allowed in single family houses.
- Some kind of zoning to prevent all the available home stock from being torn down and million dollar/multi-million dollar "McMansions" being built on their lots. If this continues there will be no homes in the county that middle earners are able to purchase and families willing to live in reasonable size houses will be driven out of Arlington.
- The amount/enforcement of land % usage on new construction single family houses.
- We need to get away from the idea of the huge single-family home. Land is expensive. Allowing a developer to build a duplex, triplex, or a couple small cottages on a single-family lot would allow for more people to live in less expensive homes. I realize some neighbors will have issues with adding people, parking, etc. but we need to keep in mind we live in an urban community and growing in thoughtful ways is necessary if we are going to remain a diverse and welcoming community, not just a place for millionaires.
- Land is scarce and expensive. Arlington has a lot of land dedicated to large, single family homes. I attended the AHC Leckey forum and was deeply impressed by Minneapolis' bold approach to zoning and increasing affordable housing through eliminating exclusively single-family zoning. Further, they tackled the issue by explicitly calling out the racially-based roots of exclusionary zoning. Arlington is educated, progressive, and considers itself a pioneer on the zoning front. Why could this not happen here as well? Arlington should consider getting rid of single family-only zoning. Housing costs (owner and renter) have increased tremendously over the last year, particularly with Amazon moving in. A big problem like housing unaffordability and displacement of low income families requires bold, innovative action. Arlington has the tools and the population to take the path Minneapolis did, and I hope its leaders do not shy away from this possibility at this pivotal moment in time.
- Less large homes in R-B corridor, Pike, and Crystal City aka the planning corridors.
- "Need to allow zoning that allows for more
- Repeal single family zoning. Build more multi-family homes. And build more protected bike lanes so that people don't have to drive everywhere
- Allow Duplexes to be built on lots. Why is everything only zones for SFH? Makes no sense

Keep Single Family

- These big homes are eyesores; neighbors who used to have trees and space between the houses now look into a home's windows.
- It's crucial to maintain the existing single-family zoning on small lots such as those in Arlington Forest.
- Keep single family housing available in Arlington; limit the amount of multi-family housing unit allowed in Arlington and in a single area
- Changing zoning restrictions to build more affordable condos/apartments near transportation.
- CHANGE THE LAWS SO THAT MORE TOWNHOUSES CAN BE BUILT IN ALL OF ARLINGTON CO.

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- Making more neighborhoods accessible to those of lower income and using housing policy and zoning tools desegregate our neighborhoods and schools.
- NOT up-zoning of single family neighborhoods. This would result in further increase in land values and loss of moderate cost housing stock.
- rezone single family, large lots for duplex or other housing that provides more housing in the same space
- The impact on school crowding needs to be considered when planning condo and apartment buildings.
- Developers need to be required to add affordable units to all buildings they build regardless of the neighborhood they are building in and add more such units. Alexandria does a much better job of this than Arlington. it can be done."
- Understand that under fundamental principles of property, zoning, and land use law, covenants that "run with the land" override contradictory zoning ordinances. For example, if the plat of a particular subdivision in Arlington County restricts each lot to one single-family home, a new zoning ordinance permitting multifamily housing on such a lot would not be legally enforceable by a competent court of law. Not historically litigious, I would have to contest judicially any new zoning ordinance that violates covenants governing my property.

Other

- "Reconsideration of historical zoning and land use restrictions to allow for appropriate and sustainable (from both an environmental and financial perspective) land use intensification how housing policy and land use planning can contribute to meeting Arlington's energy and climate goals the need for better integration among housing policy, school planning, and infrastructure planning how Arlington can lead a broad discussion about housing affordability in the DMV region"
- Keep garden style condos affordable by helping them convert over to central air; they become more and more unaffordable when condo fees are super high and dominion sucks at managing projects to upgrade our electric...we can't switch over until they upgrade our electric. We need help from Arlington to do this and there are many communities that would benefit from this help if you want them to stay affordable.
- Accept that not everyone can afford to live in Arlington, you make it more unaffordable by raising taxes and make homeownership more unattainable.
- Get the school board under control and get a real 10 year plan together, every year it seems like they're shocked; by the number of people being added to the school district. They need to really assess how many kids are in each apartment building/SFH being built and stop underestimating...the projections are clearly not working."
- "Stop taking money for the affordable housing fund and tell developers that any community they build needs to have affordable housing of at least 5% to 10%. Maybe offer a range, if they offer units at 60% income level then they commit more because they're still taking in a good amount in rent, where as offering fewer at 30% income level means they only have to do 5%. This would stop all of the NIMBLY discussions because it says "we are Arlington and we want people to have a place to live" instead of "we are Arlington and we will take your development money and eventually use to build more housing but it probably will be in a less desirable area and you won't have access to the same kinds of amenities"....put people on an even playing field

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Feedback: Housing Arlington (Summary-General Reflections P.4)

What are some of the housing challenges you or members of your family face now or possibly in the future?

ADU Opposed

- Do not want family's living in garages (ADUs) next to me!

Affordability

Rental Prices

- Home affordability - my husband and I love Arlington and want to raise a family here, but that just doesn't seem possible when even a 1-bedroom condo is priced at half a million dollars. Rent increases - We don't mind apartment living, but we're now on our third apartment in Arlington in three years because the large management companies that run many of the complexes around here try to increase rents by 10% after the first year. If you're looking at a \$2000/mo. base rent for a 1-bedroom apartment, on average, a 10% increase is an extra \$200 a month that could go to paying off student loans, saving for a house, etc. That rent increases aren't in line with standard inflation is worrisome to me."

Affordability is a major issue. Our lower income friends and family would find it difficult to buy or rent in most of Arlington, and that is distressing. We are also feeling surrounded by houses that get torn down and rebuilt as massive, tall single-family homes, with trees being cut down and months of construction noise and disturbance. It's very disruptive. I very much want Arlington to allow for more multi-family housing and fewer \$1 million+ mansions. If we were choosing where to live now, we might not choose the neighborhood we're in now --both because the cost of buying a home there now is more than we would want to spend and because the area is attracting a less diverse population

Houses are costly to rent, or hard to find in more affordable areas. Especially smaller houses.

- Affordable, safe mid-tier housing. Most of the new apartments being built are "luxury", and the affordable homes are no longer affordable as developers have bought and flipped them
- "Affordable rental with storage more than an apartment. Used for Work related items and hobbies both.
- Affordable rental market vanishing.
- Apartment rents are very expensive in neighborhoods that are near metro stations. We will soon be stretched thin to cover our rent once our military BAH is no longer available. We are especially worried about being priced out of our building and neighborhood due to rent increases thanks to our soon to be new neighbor, Amazon. Buildings charge sky high rents for units that aren't even in great condition oftentimes. Affordability in a metro accessible location and quality are very serious concerns.
- Can't afford to buy a house in Arlington. Spending a significant amount on rent makes it harder to save for a house.

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- Declining affordable rental homes for friends and workers
- Extremely dramatic rental rate increases creating instability and forcing me to move every year or so. Higher rates and still many vacant apartments. Should be a cap on percentage of rate increase for so many years to help align with income increases.
- Fast rising rents will displace us
- Rents in apartments are increased by landlords every year (5-10% in my experience)."
- For 12 years, I owned homes in Arlington. My family's circumstances changed a few years ago, and I sought to keep my children in Arlington County schools, but the rental options in my area are few and very expensive. I think small, multi-family dwellings in my part of the county would be better than all of the multi-million dollar single family homes that are going up and sometimes sitting vacant for a long time.
- Extremely expensive, apartment building raises rent every year by at least 8%. This makes it difficult to save up for the 6-figure down-payment I'd need to purchase a modest condo in my neighborhood. The only new apartment buildings being constructed are high end luxury buildings.
- I am a renter but would love to own an apartment/condo/townhouse in Arlington in the next 5 years. I don't think it will be feasible to buy near the bus or metro route. I also have genuine concern that I'll be priced out by Amazon by then. I wish I had been in a position to buy 2 or 3 years ago. It may not ever be feasible as long as I'm buying as an individual and not a couple/family with dual income
- I am concerned about being able to make the jump from being a renter to being a homeowner. I am also concerned about the rising cost of rent.
- I've been renting for 25 years. My annual salary is in the high 5 figures with an 820-credit score. However, it has been impossible to buy even a one-bedroom residence in Arlington. Even if I could somehow get a reduced down payment, there is no affordable housing available to buy. Either I continue renting where I am or move to a less desirable neighborhood in Arlington — essentially a slum — and buy a crappy residence with no air conditioning or washer/dryer and criminals as neighbors. If you can't afford a million-dollar home, those are your only choices. Meanwhile you provide subsidized rent for people with dozens of children to live in luxury apartments in Clarendon and courthouse. No subsidies available for singles with good credit. Discrimination?
- Market rate rent is too high for me to comfortably rent (rents average 50-70% of my monthly income), but I earn just over the cut offs for subsidized units. Too many luxury apartments, not enough middle of the road new builds with middle income rents.
- Me and my partner make over \$200k, we would love to buy in Arlington but it's out of reach. The housing rental prices are out of control so we can't get ahead savings wise for a down payment.

Age in Place

- Affordability as property values and property tax rates both go up on a fixed income. If the annual increases of the past few years are a continuing trend, probably within five years or less we will be forced out to somewhere more affordable even though we would like to "age in place" in a neighborhood we know and love.

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- Affordability challenges with aging in place. Finding affordable ways for adult children to live in Arlington.
- As a single retiree with a substantially reduced income, I face very high and increasing property taxes combined with more stringent federal restrictions on state and local tax deductions.
- Despite being a life-long Arlingtonian, rising home values and associated taxes make it living here post retirement seem impossible. Arlington is increasingly becoming a place for the rich or poor and the middle is being squeezed out.

Rebuilds

- Affordability and taxes. Largely unregulated development that is changing the fundamental character of our neighborhood as more and more “mcmansions” replace perfectly good older housing stock.
- Affordability is going to be a challenge for many. As the smaller homes are being replaced by much larger more expensive homes.
- Affordability and transportation
- Affordability if we want to move within Arlington.
- Affordability to own a home which can handle my growing family.
- Affordability! I am in that middle ground that is fortunate to afford a nice apartment, but real estate seems so expensive I doubt I will ever own anything more than a small condo.
- Housing prices keep rising especially with the building of larger houses to replace old ones.
- Not being able to afford to “move up” to a newer, larger home due to rapidly increasing SFHs values.
- not being able to save for a down payment due to Arlington's high cost of living
- Outgrowing our smaller, older home but not being able to afford the typical 5,000 square foot newer build popping up all over the county

Diversity

- Affordability, preserving racial/ethnic diversity in neighborhoods and in schools
- Single home multiple renters in established neighborhoods generate parking challenges, noise, and poor home maintenance."
- Because of the high concentration of large “affordable housing” complexes being built in south Arlington and the west end of the pike, I have lost approximately 1/3 of the value of my condo. I am now unable to sell without taking a huge loss, Arlington seemed determined to create a low-income ghetto instead of spreading out the subsidized housing throughout the county
-

Family Concerns

- Affording a larger house for our growing family.
- Affording a mortgage and childcare at the same time. I don't think I can afford the second child I want and am considering moving to DC and renting out my home. DC has free Pre-K starting at 3, for everyone.
- Affording a property with a fenced yard

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- Outgrowing our home as our family expands, but being priced out of larger housing as prices have gotten out of reach.
- Affording an upgraded house in same school district.
- As a 1-bedroom condo owner, the price of the condo was just right for my partner and myself. However, as we think about growing a family, we will no longer fit in our condo and don't expect to make enough money to afford buying a single-family home in Arlington. That will require us to either delay starting our family, look at renting a home in Arlington, or moving out of Arlington to buy elsewhere that is less expensive.
- Cost a house that's big enough to fit a growing family
- My spouse and I make \$200K per year. But these salaries are very recent. Five years ago, we made a fraction of that combined. We are in our mid-30s and graduated college just before the Great Recession. Our 20s were essentially a lost decade for earnings. We are almost done paying off more than \$150K in graduate student loans. We are hoping to start a family. Child care exceeds \$2000 per month per child here. We believe we could afford a house in the \$400k - \$500k range. However, there are no housing options at the 400-500K range (except condos with exorbitant association fees) and many of the cheapest homes need a lot of expensive work to fix foundations, etc. While we could get a loan for more, given our experience getting laid off, we believe it would be imprudent to buy a home that requires both salaries and our current income level. We know from our recession experience that you can work multiple low wage side gigs to cover a \$200k mortgage. But half a million or more is treacherous territory. Given these things, we are considering relocation to another state, even if it means a sizable pay cut. The people who own here who are not rich purchased at a cheaper time or inherited their home.
- How expensive Arlington housing is for my grown children if they want to live here.
- I am an unmarried young professional with no children. At the moment, I can afford a life in Arlington. In the future, I do not see a possibility of affording to live in the County with a family.
- I have three sons in college who would like to return to Arlington but know they won't be able to unless they live with me. They will have modest student loan debt, but even so the entry cost for an apartment rental is too high. We are steadily losing diversity in Arlington as a result of our tight expensive rental market. Immigrant families need affordable home ownership options - it is possible unless we create room for duplexes and triplexes in single family home zones like Seattle and Minneapolis have done. Housing ownership, even shared housing ownership among families, helps create wealth.
- I've been lucky enough to find a one-bedroom that I can afford in Arlington, but there's no way I can afford a two-bedroom. I'd like to be a mother by adopting through the foster care system, but I can't afford a place that is big enough for a child. I could theoretically afford a larger place by moving out of Arlington and further from urban centers, but that would separate me from all of the support systems I have in place that will be necessary to parent.
- My husband and I are trying to buy our first home — single family or townhome. Arlington has proved to be unaffordable if we want our commute to be under 1 hour each way (we both work in DC). We tried buying a townhome on Columbia Pike (Penrose), but the winning bid waived all inspections. It looks like the starting price for a single-family home is about \$800,000— even too much for our combined \$180,000/year income. We have already been stretched so thin paying \$2600/month in rent, plus paying off student loans, that a house above \$600,000 seems out of the question. We will likely be moving to Fairfax County to be able to buy a townhome.

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- My husband and I currently live in a studio condo, and when we eventually have a kid I honestly don't know how we're going to stay in Arlington. I'm absolutely sure we'll never own a house here, which is a little upsetting because we both make decent money (federal government) and we love Arlington.
- My kids can't afford to live in Arlington on their own.
- My kids, age 12 and 13, both say they might like to live here when they grow up. The way things are going, it's hard to see how they could afford to do that unless they become very, very rich.
- My nephew had to live far away to be able to afford on his entry job.
- My son is about to go to college, and we assume, when he is finished, he will be living at home for several years, as rent in this area is ridiculous. He wants to be a teacher. Good luck affording Arlington on a teacher's starting salary.
- My challenges are highlighted to a tee in your YouTube video re the missing middle. I cannot afford to buy anything but a tiny condo (which will not work for my needs) in the Arlington area. I rent in Fairlington and work in Ballston. I am single mom by choice to a three-year-old who attends a preschool less than a mile from where we live. While I make a respectable low six-figure income (I work for a non-profit), I am priced out of the market, even in Fairlington where small townhomes start at \$500k. My main issue is with down payment. My small pot of savings is my safety net were I to lose my job. I make too much to qualify for assistance with down payment. I also own a condo in College Park, MD that was purchased in 2005 and I'm still upside down on the mortgage- so renting that property out indefinitely. There has got to be a way for a hard-working person like me, willing to be involved and engaged locally, wanting to stay in the area, unlike most, to afford my own dwelling. I need space to house my mother who comes weekly from Rockville to assist me with childcare. That's why a 1-2 bedroom condo doesn't fit my needs.
- My children will never be able to afford to buy a house here in Arlington.
- My children, all in their 20s, will have a hard time even finding affordable rentals that aren't studio apartments
- "My daughter makes only \$13 an hour as an assistant store manager. She has no car and walks to work but can't find housing she can afford and is living with me instead in a 900sq ft condo.
- Because of all the new condos we're not seeing the value of the older condos rising, unlike the single-family houses. This is making impossible for me to sell and break even since the real estate market crash."
- My family is in a SFH. It's expensive for us, but it is what it is.
- "We are not able, by the terms of our apartment lease, to have a child in our one-bedroom apartment. In the event that we have a child management has the right to make us vacate our apartment within 90 days. At the same time, the prohibitive cost of childcare in Arlington prevents us from acquiring a bigger residence while also having a family of the size we desire. The only plausible option is to acquire a residence with enough space for an au pair and our children, which is both prohibitively expensive in Arlington and would push us away from readily available public transit (particularly Metrorail).
- Housing with adequate space to raise a family
- Young adult children can't afford Arlington housing and downsizing retirees have few Arlington options

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- We have been renting for 5 years to save up our down payment to buy. We now have a down payment but cannot compete due to the inventory shortage. All of the houses in our price range sell for 30-40k over list. There isn't enough affordable sub 600k inventory to attract young families.
- We have been renting for 7 years in Arlington and the owner of our condo is selling. We want to stay in Arlington because of the community we have built and so our middle school son can continue at his school etc. but the options for buying anything in our price range is very limited and the competition to buy is so high that it makes it so difficult to even purchase anything. There are very few 3-bedroom options available that once one comes available - it is impossible to even get one since the bidding goes up.

Middle Income

- Lack of affordable middle-income housing for purchase. There are many "affordable housing" options for low income folks along Columbia Pike and many options for high income earners (housing in the \$700,000+ and rising range) but very little affordable options for the middle-class earners in Arlington.
- "We are rapidly being priced OUT of Arlington. We are the ""missing middle"" -- a two-income, two-child household with an income about 10% - 15% over the AMI and there is nothing we COULD buy. Rent for a 3BR -- which are painfully, HORRIBLY scarce -- is 50% more than we were paying for the 2BR we lived in for a decade. Where on earth is an actual middle-class family supposed to go in this county?"

-

Transportation

- Arlington County has a shortage of affordable housing. Public transportation from and to Arlington for work is inadequate in many instances.

Other

- The ones with only one bath for instance are usually cheaper. 3 bed/one bath."
- Affordability
- "Home prices are too expensive
- Housing affordability
- Housing affordability, overcrowding of streets, traffic congestion that leads to use/speeding on side streets.
- Housing Affordability. I am a full-time student and have a hard time covering rent expenses on my fixed student loans.
- housing is too expensive, housing becoming apartment-oriented
- Housing price, low-income housing being focused in certain areas, overcrowding in other multi-family dwellings that leads to parking and other issues
- I am a us citizen felt being discriminated on affordable housing. Can't qualify for anything. Nothing for tax payers in return for generosity to take care of other. When you apply for an apartment they ask for social security dl proof of income, how about the Others. They don't pay taxes, they get the best of everything. We don't.
- Being "mortgage poor" and then not having extra money for repairs, renovations, updates.

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- Being able to afford anything more than a small one bedroom. And with Amazon moving here, how do you plan on making sure the rest of us including the large base of Federal employees are able to live in Arlington?
- Being able to afford to purchase anything in Arlington.
- cost of housing especially the cost of property taxes.
- Cost of housing is really high
- Downsizing, but still affording to remain in Arlington.
- Expensive lots to buy/build new house.
- Expensive to live in Arlington. taxes are high. rents are high.
- I am deeply worried about the prospect of changing zoning laws to allow multifamily housing in single-family neighborhoods. Arlington is growing too fast, with too little concern for quality of life and for the marginal cost of additional residents. Every new condo building only seems to increase our tax burden and further crowd our schools. When will it stop?
- I have to live with roommates because not even studio apartments are affordable on my salary
- I have been renting for 10 years in Arlington. I would like to buy a house, but modest single housing family is being taken down in favor of luxury apartments or new houses constructed with 5 bedrooms or luxury townhouses. Everything is made for wealthy a two-income family and single people are expected to just get a condo (again, a luxury one). Affordable housing on a single income is nearly impossible in this area. I may leave as a consequence. Please consider those of us who may not have 2 incomes, but are established enough that we want to move out of cramped apartments and get a little outdoor space, a dog, and a garden. It's as if only families are afforded that privilege.
- I think our daughter, recently graduated from college, will have difficulty finding affordable housing.
- I was able to buy a condo in Arlington in my early 30s. But it took nearly a decade before I could save enough (and make enough money) to afford a single-family home. Even then, I was extremely lucky to find the house that I did. I've kept tabs on the market and nothing else of a similar size, location, or price has come on the market since. The developers seem to be able to make all cash offers. Then (at least in Lyon Village) those houses sit empty (and not well taken care of) for long periods of time before someone comes along who can buy the new house and wait for it to be built.
- increasingly dangerous to walk, bike, drive in the County with all the ""extra"" lanes, scooters, and bars.
- Fact that teachers and bus drivers can't live in Arlington, making it harder to fill those roles.
- "First time home purchase is challenging in Arlington with such high housing prices - my husband and I bought last year and the down payment is a lot to save for.
- I'm a single mom and an APS school teacher with a master's degree. I can barely pay my bills and live paycheck to paycheck. I've even had my electricity cut off twice in the past year because I missed the payments. I'm scared all the time and don't know if I will be able to live here much longer because money is so tight. I work summer school and tutoring to bring in a bit more money. I sometimes skip meals, visiting the dentist and I quit the gym because I can't afford it. I find it especially insulting that people always claim pay at APS is so high --- maybe for dual income families and people who have been in the district for 15 years. I worked for 7 years in education in DC but APS won't count it, so I'm stuck at a very low rung compared to my school

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colleagues with the same qualifications. I applied for public housing or assisted homeownership with the county but was stuck in the hundreds on the waiting list for an apartment. The housing grant for first time homebuyers who are teachers ran out when I bought my 1944 townhouse in 2017. When I moved in I had mice infestation, bugs, had to replace all windows and doors, and a broken HVAC. I'm scared all the time that one unexpected bill will put me out.

- I am aware of no challenges and believe lack of affordable housing is an issue made up by the rich who want their nanny's and landscapers to live closer proximity.
- If we were to sell our over-valued townhouse, we would find it difficult to relocate to a property with similar amenities within the Beltway.
- I'm in my late 20s and would love to buy in Arlington as I love the area and would love to live here long term. The biggest issue is housing availability and prices
- I'm very lucky - my parents moved here when housing was affordable. They helped me with the down payment or I would be renting exorbitantly. However, it's scary - housing is expensive here, and added to medical and education costs (preschool/college). I'm worried I won't be able to retire...and I'm one of the lucky ones.
- Impact of increase taxes to fund affordable housing.
- Increasing cost of living
- It is too expensive. Incredibly difficult to afford rent on one income, as my wife stays home with our kid. I have a bachelor's degree and a professional job. Far, far too many zoning regulations and restrictions on building.
- It will be difficult to live here in the long run - costs are going up for single family homes, which is our target housing style to purchase. Also, property taxes seem higher here than they need to be, for the services we receive.
- I've been living in Arlington for ten years after moving here after grad school. I've put down root here and gotten involved in community events, voted in elections, paid my taxes, etc. My partner and I currently rent a townhouse on the edge of Arlington County and are trying to purchase a home within the next year. We're trying to find housing that will accommodate growing a family, but there are very few starter homes available in Arlington County (under \$600K). As the County fills up with luxury apartments and McMansions, I've seen no new development in a moderate range. Neither of us see a condo as an option and single-family homes are extremely expensive. We'd love to move into a slightly larger townhouse or duplex, but they are relatively few and extremely competitive. Our house search will likely end with us in Fairfax County, which really breaks my heart considering the community I've built here.
- McMansions are being built throughout Arlington neighborhoods, pricing out low income and a large majority of middle income families. These families are being pushed farther out into the suburbs to find affordable housing, only to have to incur the high costs (monetary and in loss of time for their families) of commuting to jobs in and around Arlington.
- Outrageous real estate and property taxes
- Rising Costs. Infills changing the neighborhoods.
- Rising house prices may make it difficult to sell our house and downsize in Arlington
- The biggest challenge that we face is the increasing unaffordability of living in Arlington because of continuously increasing taxes. The County appears to be narrowly focusing on "affordable housing" rather than the overall "affordability" of living in the County.

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- The challenge we face is financial ability to choose a nice house and find a decent place to live. Searching for my home showed me how much Arlington lacked affordable houses.
- "The costs of housing are increased and unreachable for two working parents with 2 kids at home. Owning a home is really only a dream in the area. I am moving 40 miles away because I can afford a home in that area but not here."
- The high cost of housing in our area may be a barrier to our children being able to afford to buy a home if they choose to live in Arlington.
- The homes we can afford are condos with high HOA fees. The County lacks enough homes.
- "The housing prices and taxes keep increasing. I am retired and wonder how long I'll be able to live here on a retired person's income."
- Young adults just graduating from college and starting a career can't afford to buy a home in Arlington. We need more small homes, and fewer McMansions. Adding accessory dwelling units on existing single family lots is a good start. Building duplex and triplexes or a couple small cottages on a single-family lot would allow for less expensive homes while retaining some open space.
- Having to drive to work in Arlington, but live in Anne Arundel County MD to be able to access the same services, quality education and other amenities that I am priced out of in Arlington.
- High cost of childcare putting stress on budgets.
- High cost of home ownership and renting.
- "I am on a fixed income. Rising home assessments are putting more and more pressure on my budget.
- I can't even consider moving to a smaller place or apartment in Arlington due to the prices.
- My daughter wants to work in Northern VA, but she's priced out."
- I am part of a two-teacher family. I am astonished to see that Arlington is proposing public housing assistance for teachers. We bought a townhouse in south Arlington on two teachers' salaries. It wasn't easy, but perhaps the idea that everyone deserves a single-family home isn't sustainable in an area like this.
- I can't afford a house more than a one bedroom and I'm about to welcome my first child through adoption into my life. As he gets older I worry about having to move out of Arlington in order to afford a house that will accommodate us.
- I cannot even afford a studio apartment on 70k. I have friends who are having to rent shared rooms to afford living within a reasonable distance of jobs or school. We also have a county board that is more concerned with making Arlington a playground for the wealthy despite rhetoric about affordable housing.
- I can't afford to live in Arlington, outside of living with my parents. I am a native Arlingtonian but have been priced out of the housing market, even renting. We need to make more of a priority for affordable housing and understand that if you are going to have an income cap to qualify, that cap needs to be realistic. I make just over \$40K a year and most caps top off around \$35K. I am part of the group of people in this gap, who can't afford regular housing prices but make "too much money" to be able to qualify for affordable housing. This is a big issue and the county needs to address it. There are plenty of my peers in similar situations who have grown up in Arlington yet can't afford to live here.
- I do not own a car, nor do I want to rely on a car for daily transportation. When planning to purchase a home for the first time, the few housing options I found in Arlington were overpriced

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or far from Metro stations. I ultimately bought a place in DC that was more accessible, but no more expensive than options in Arlington.

- I have a short commute requirement due to a chronic health condition and I desperately want to own a small condo, but I have too many student loans and medical bills without help. I will also need accessibility built in. Also, I am govt employee with not many more raises left.
- I have been saving for a down payment on a house for many years now. My original goal was two years ago, then this year. Because of skyrocketing prices, I have had to put it off again and continue saving. I want to buy a home in Arlington (especially since my commute much further out would be much too long) but it is out of reach for middle earners.
- Moderate income- I don't qualify for subsidies or moderate-income housing options, but much of my take home pay goes toward rent.
- My 28-year-old son, who earns a six-figure salary, would like to purchase a home in Arlington, but prices are out of reach for him.
- My adult children have moved out of the county due to lack of affordable housing.
- My area of Arlington is gentrifying. Million-dollar homes are going up around me and the property taxes on my little house keeping going up. Of course, the assessment keeps going up also.
- family is too expensive and too hard to find within reach of Metrorail in Arlington County"
- We are paying the equivalent of a car payment a year toward affordable housing, as are all property owners in Arlington, and yet they does not seem to be enough for County government. Now you want to change zoning so that our single-family neighborhoods will be rezoned to allow multi-family housing on single-family lots. That is not acceptable to the thousands of people who own homes in this county. Even San Francisco rejected the zoning changes that you are considering.
- My husband and I moved here in 2008 when we were a late-20s dating couple and as our careers have gone well and we've had a family it sucks that we won't be able to make it to our 40s still living here. Especially since now it means uprooting our kids from school."
- We have two daughters who find it difficult to obtain affordable housing in Arlington.
- We were not able to time the market in a way that would allow us to purchase a home before the prices quadrupled within a few years of our moving to Arlington. With housing prices skyrocketing, it's getting harder for even middle-class people to live here. Even for couples like myself and my husband, who together make six figures annually.
- We would like to move to a slightly bigger house but can't afford to, as the average prices of homes in our neighborhood has dramatically increased
- Worried about property tax increases.

Taxes

- Being taxed out of our single-family home neighborhood
- Can't afford to purchase a house although I have \$100k saved up. If I purchase a house, I will be cash poor and not able to afford anything else.
- Closing costs
- Concentration of affordable housing - lots of new development - is placing a lot of stress on Barcroft Elementary in terms of availability resources and special needs. Overall quality of the school has been in decline.

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- I don't support use county tax revenue for affordable housing initiatives."
Tree/Open Space
- Loss of trees and views as houses are torn down and built to maximum size.
- Loss of trees and views as ADUs are now allowed in yards.
- Loss of open space as high rises are built.
- Lack of affordable housing; lack of available parking is limited for residents; lack of green spaces available for exercise and family activities

Age in Place

- Accessibility and one-level living for aging homeowner; possible need for live-in caregiver or secondary dwelling on same lot.
- "Aging condominium has renovation needs that we really can't afford.
- Senior citizens ""aging in place"" in condos that are not accessible."
- aging in place
- Aging in place - mobility
- "Aging in place issues.
- Due to Amazon, skyrocketing property taxes"
- Aging in place, safe neighborhoods
- Aging in place. One floor living in an affordable single-family home.
- As our population ages many long-time residents face having to sell and move out of the County. With current housing prices the people moving in are substantially wealthier than those forced to sell. This sets off an unsustainable spiral.
- "As we near retirement, we are concerned about the cost of living in Arlington on a fixed income with taxes growing higher. And smaller housing units are not priced much less than our single-family home, so downsizing is not so attractive. More affordable attached residential units with a small back yard would be very nice. The new option to build an ADU that we might live in or rent is a great option.
- And my 20 something children are convinced they cannot afford to live in Arlington, so one is living out of state and the other is planning to do the same."
- Assistance for senior housing for those not at low income
- "Because of high housing costs it may be difficult to age-in-place. We already got a reverse mortgage last year.
- I worry that so few county employees and school employees live in this community they serve because I believe their presence would be mutually a quality investment in the County."
- Being able to retire here in a couple of years, which we would prefer to do. (We will be over 65.) We expect to become mortgage-free but property taxes are currently about 700/mo. We are middle class without a pension but have saved for retirement. Because we have a 'healthy' retirement savings account, we will not qualify for a tax break. Residents with a pension and a retirement savings account that is under the maximum to qualify for a tax break may, in effect, have just as much or more spending ability available to them.
- Caring for elderly relatives, Arlington should allow alternative land use in single family homes to allow people to handle complex family situations. Aging parents, disabled adult children, etc.

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The county focuses too much on the seriously poor and ignores the people who might do well here with just some flexibility in zoning.

- How to age in Arlington
- "I have to pay for my mother's housing. She is on social security with no other income. She more than qualified for the real estate waiver based on assets and income, but because I've cosigned for her, she no longer makes the cut. Instead of spending in the community, vacation or anything, I'm paying her property taxes, mortgage, etc.
- Real estate taxes, utilities and bills continue to increase, yet I am not receiving cost of living adjustments for my job.
- My neighbors are getting pushed out due to high costs. New, interesting neighbors can't move in due to grotesquely increasing housing costs. Small 1/2 of duplex already increased over \$100k in past months because of Amazon announcement."
- I'd love to retire here in a couple of years, if we can afford it. My husband and I will be over 65. We expect to become mortgage-free but property taxes are currently about 700/mo. We are middle class without a pension but have saved for retirement. Right now, we won't qualify for a tax break because of our retirement fund.
- In the future, we may have elderly in-laws that choose to live near us in Arlington.
- Independent senior living in a house/apt. smaller than I have now.
- "Limited acceptable alternatives for elderly family members to downsize.
- Quality and size of units available is inadequate. In that the units are either too small or in buildings that would be significant downgrades in the quality of their life.
- By not having a viable option for downgrading, elderly members are staying in their homes much longer than they should -- not freeing up the house for a family."
- None at this time, but I have no desire to "age in place" so would like to see more affordable condos built or senior housing.
- None. I am a retired older adult with no mortgage who lives in a condo. I am very concerned about affordable housing and tax relief.
- Senior housing for those less mobile
- Senior living opportunities
- Heading towards retirement. I would consider downsizing, but that doesn't mean a lower mortgage or reduced property taxes if I stay in Arlington.
- I have a son and ex-husband who will be homeless soon because they can't afford anything in Arlington. The place they have rented for many years is being torn down, land sold to investors. My ex-husband has lived in Arlington now for 50+ years. He's now handicapped and 71. He wants to rent a 2-bedroom in Arlington but can't afford it. I've lived in Arlington now for 19 years, living on social security, receiving a housing grant and love the way Arlington County has taken care of me over the years. I am also handicapped and need for my son to live close for additional support. Now they are facing the decision to have to move to Spotsylvania County because even though my son has a fairly good job in construction it's not enough to live in Arlington County. I will not be able to have my son's support who I rely on a lot to help me.
- "Many of us over 50 must begin looking for retirement options outside of Arlington because taxes keep going up and Arlington simply isn't affordable for people on a fixed income. The county has made it nearly impossible for anyone but the wealthiest to ""age in place.""

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- I've watched as many long-time neighbors and native Arlingtonians have been forced from their homes. Ongoing tax increases, whether by rate or assessment hikes, make housing less affordable for EVERYONE in Arlington."
- My husband and I, federal retirees, are well set, having bought our home in 1984 when home ownership in Arlington for mid-level government employees was realistic. Our daughter in her early thirties who currently works at a similar position for NYC would not be able to buy a home on her own in Arlington and would even have difficulty renting in the community without roommates (similar situation in NYC)
- "We are concerned about how the concentration of low income housing affects school performance.
- We are hoping Arlington will be very supportive of seniors who would like to age in place."
- We are empty nesters, and it would be nice to downsize, but there seem to be few smaller one-story affordable ownership options. Especially where we live, along Columbia Pike. Over a thousand apartments have come on line, and a few dozen condos.
- We are in our late 60s and debating where we want to live in our 70s and 80s. We have lived in Arlington for 30 years and have no ties to any other area. If we stay in our home, we know we'll need an increasing amount of help for home and yard maintenance, and we're not sure we have the stomach to supervise that. Arlington Neighborhood Village has good programs to help people staying in their own homes, but they don't fill all the needs I can anticipate. But moving somewhere else nearby? We couldn't afford to rent a 2BR apartment for what we're currently paying in mortgage+taxes. Buying into a senior community like The Jefferson may be completely out of sight, even if we wanted that lifestyle (which is a big IF). So, where are we supposed to go? And consider this: We've actually been planning and saving for retirement. I can't imagine what seniors without substantial savings are planning to do. Bunk in their kids' basements?
- We are retired, on a fixed income, and will need to look at leaving Arlington for someplace more affordable as taxes continue to go up. We just won't be able to afford it here anymore.
- My father is a disabled senior with low, fixed income. We have tried to find a low-income rental for him in Arlington but he either has too many assets for low-income apartments (a condo in Florida which provides him with some rental income) or does not make enough for low/mid-income senior apartments. So he rents a small apartment in Ballston (he needs to be walking distance to things as driving can be an issue) at a rental cost that is higher than the apartment he did not make enough to qualify for.

Taxes

- Increasing property taxes. At some point, the county needs to tax businesses and stop expecting homeowners to pay for all the improvements. These businesses bring in non-Arlington residents and we are subsidizing their use of Arlington services, such as roads, water, sewer, and trash.
- High taxes, traffic issues

Traffic/Congestion

- Increasing road traffic on our street. The county needs to work with VDOT to improve road safety in neighborhoods. How can we have a walkable, urban community if the streets aren't safe?

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- Areas surrounding the neighborhood are getting overbuilt causing congestion and making it increasingly difficult to get out of the neighborhood; also starting to have a myriad of issues threatening property rights of some neighbors b/c of land use decisions; third concern is potential substantial rise in property values that could make tax rates unaffordable to me as a home owner who has lived in Arlington for over 30 years
- There are too many condos and apartments being built. There is so much traffic on Columbia Pike and it's going to get worse because of it.
- Getting around the neighborhood when there is a lot of traffic.
- I am secure in my home. However, a dramatic increase in traffic in Arlington and my neighborhood is a problem.
- I do not like how crowded Arlington is becoming and all the condo building increases congestion but does not reduce our tax burden. Doesn't seem to make sense.
- "My family is ok but I worry about the contract pace of development without regards to traffic or school capacity. The EFC area is putting in new townhouses where the Sun Trust building is, and this area is already so congested being close to 66 West access. Traffic is at a standstill past Sycamore during rush hour and this will make it worse. Also Tuckahoe elementary has horrible crowding issues and again, replacing zero residences with 20 will impact that further as well. Does the zoning board work with school and traffic entities before allowing new developments.
- Housing is completely unaffordable also, and more supply should in theory, increase supply and reduce prices but that never happens here. With just the announcement of Amazon in place, supply has plummeted. I would love to be involved in Amazon's supposed affordable housing program."

Other

- Decrease in property value
- "I am educated Arlingtonian and residing from 2016 still unable to get a stable job.
- I applied to as many 100 positions and attended all the workshops held by Arlington employment center I did in past three years
- Please I want to be a home owner or condo"
- I am not eligible for housing rent assistance and am not eligible income based to purchase a home in Arlington, which I would prefer to stay in Arlington and in the Nauck/ Green Valley area, but with my annual income I am not able to afford a home.
- "I just filled this out - it took a long time - and it deleted itself!
- Basically, we need what everyone needs: shelter, clean air, clean water, quiet safe streets"
- Ability for our children to afford to live in Arlington when they are grown. How can we help by potentially building an ADU on our property?
- Remaining in a house that seems to require something being repaired, a lot, etc. as houses age
- Continuing to live in a tranquil green place. With all the development going on in Arlington, green space and tranquility are disappearing rapidly.
- All of the changes to the areas especially along the Pike - that are all starting to look the same. Retail (mostly unleased) on the bottom and residential housing on the top. But the designs of it all look alike at this point. It's really ashamed.....no character whatsoever!
- Maintaining my property value since I am putting so much money into my house

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- Sick and tired of subsidizing low income and non-citizens when we are middle class and scraping by.

Housing Stock

- "In a word there is too little housing stock and not enough diversity of housing stock.
- The main concern is that there is not enough non-luxury housing for rent or buying, especially for single individuals living alone. As a single-person household I have no need for a detached home, so I would have to either buy a condo or rent an apartment.
- From what is available on the market there are no for-sale apartments with semi-modern construction (washer dryer in unit) and no-frills setup (I don't need a pool, gym, or doorman). All that is available is luxury condominiums priced higher than what seems valuable."
- Not a lot of duplexes and 4bedrooms apartments
- Not enough townhomes, duplexes, triplexes, etc. I'd like to buy something with 3-4 bedrooms, but I don't want a single-family house.
- Preserving houses that exist, creating a housing authority
- Purchasing a real home to raise a family in
- Re-zoning to allow either two residential structures or duplexes on what are now single dwelling lots.
- There are very few affordable dwellings for families--almost no 3-bedroom apartments or condos.
- There is a dearth of affordable, 3-bedroom town home options, particularly in South Arlington. This kind of development has been maligned by county planners as the enemy of "affordable housing" when it's actually the "missing middle".
- We are seniors, retired in place and hoping the taxes do not go up any higher. We have been in our home for 37 years and do not want to move.
- We could not afford to move into a larger home in Arlington. We have two growing boys and were lucky to find a 3-bedroom condo.
- We expect to stay in and continue to enjoy our home of over 20 years for the foreseeable future. It would be too costly to move into a "continuing care" residential complex.
- We expect to stay in and continue to enjoy our home of over 20 years for the foreseeable future. It would be too costly to move into a "continuing care" residential complex.
- demand for low cost housing, and lack of housing for homeless and unemployed
- Gigantic houses being built that cover the entire lot. This is a problem and impacts all the surrounding neighbors. Cutting down all the trees. Lack of sidewalks
- Growth leads to poorly maintained infrastructure by the county. Don't build out if you can't afford the upkeep!
- My wife and I are fortunately homeowners and we were able to purchase a single family home 5 years ago. But I'm concerned for young families coming after us being able to afford starter homes.
- "Need more options for affordable, including smaller and closer to public
- Transit. Glad we can now build ADUs. Would
- Love to do that myself"

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- There is a shortage of housing suitable for families who don't qualify for subsidized housing. Specifically, townhouses. We need a lot more of them. The only thing being built is subsidized high rises for families who don't yet live in Arlington and smaller market rate apartments intended for 20-somethings. We need to be building townhouses.
- There is very little affordable housing stock in Arlington for first time buyers or moderate income renters, which means my children will have a hard time enjoying life in Arlington as I have.
- Too much Affordable Housing Arlington along Columbia Pike. AH needs to go North of Lee Highway. High poverty schools in South Arlington. Lack of diversity and poverty throughout the county.
- We make \$100,000 annual gross income and will be forced to move out of Arlington soon because it's too expensive. We're lucky to have about a 2-bedroom condo for \$312,000 in 2016, but with 1 baby and a desire for another we won't be able to afford Arlington anymore. We don't want to leave, but we're not going to be financially reckless to stay.
- We can only live in Arlington if we stay in our home that we purchased in 1975

Diverse Neighborhoods

- I am lucky in that I purchased a home in 2000.
- I want lower income people around; I don't want to be surrounded only by people who make six-figure salaries, which is what has happened.
- People who WORK in Arlington have to drive in from far suburbs; many would rather not."
- encroachment on neighborhood open space by development i.e. McMansions, accessory dwellings
- We have no African American neighbors, in fact, I'm not sure there is a single African American family in all of this area of Arlington. Why? What will be done to finally integrate all areas of Arlington?
- We originally had a hard time finding a house in our price range. When we did, we quickly realized that we pay far more than some of our neighbors who bought 10 years earlier did. We also noticed that most of our neighbors in the SFHs are white, while the duplexes are Hispanic.
- We're the missing middle. Our cohort of all ethnic backgrounds are considering fleeing because the housing stock is expensive, and the schools are struggling, while over and over, we see more affordable housing going in, with no plans to create actual diversity in schools."

Missing Middle

- Availability of normal sized starter homes; simple ranch homes; cost of land making even small houses unaffordable
- House is small for three adults, with our now adult child graduated from college.
- Often missing from these conversations are the ways lack of unaffordable housing affects middle-income households. We need to come up with strategies to help households of middle and low-income brackets.
- We are fortunate to be very housing secure. However, a number of our friends have moved out of the area as they have started or grown their families because of the "missing middle".

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Arlington has done a great job providing apartments for young professionals in their early working years, but has not planned for an increase in townhomes, duplexes, small lot homes, etc. By not allowing for increased density in "single family home" neighborhoods, Arlington is excluding a range of buyers and reserving those lots for only the most affluent.

Open Space/Trees/Environment

- In-fill development crowding out the green space in our neighborhoods and huge houses taking over family neighborhoods.
- Living in a condo, we have limited outdoor space. We value nearby park space, community gardens and would like to see more. We are also a one car household, somewhat by choice, but it also allows us to afford to live in Arlington. We depend on public transit and bicycles to get around and would like to continue to see investment in those areas.
- "Loss of tree canopy and green space
- Infill houses
- Pollution and noise from cars and aircraft
- County Board approving more density than we can handle==just look at the schools
- flooding that we didn't have before
- Our block will become increasingly naked as neighbors leave or die, sell to developers who build McMansions after cutting down all the trees just to make it easier to swing machines around.
- Preserving the tree canopy around our home and others so we maintain a livable environment in Arlington
- The houses around us get bigger and bigger, yards shrink, tree coverage is less plentiful
- Maintenance costs for repairs and tree canopy loss on surrounding properties.
- North Rosslyn has lost green space as a result of WRAPS initiative. Housing density will increase significantly because of WRAPS (Western Rosslyn Area Planning Study). The county "endorses" affordable housing and yet decreases green space while advertising "livability."
- "maintaining a green environment with homes that do not destroy canopy and are architecturally and physically often out of place.
- THIS SURVEY IS BIASED AGAINST SINGLE FAMILY LOTS. SEE MISSING CHOICE UNDER WHAT TYPE OF HOUSING QUESTION BELOW. HOW CAN YOU CONDUCT A FAIR SURVEY WITH THAT OMISSION? Forget my other entries. I also think this is otherwise a nonscientific survey."
- We had to leave the county when our second child was born because we needed more space.

Parking

- Insufficient parking at home and at nearby retailers. Too much traffic and noise and curbside filth from cars blocking cleaning services during normal business hours. County must add curb and gutter cleaning to weekends and after 5PM.

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- Parking near my house is the key issue I expect to have to face in the future since I live a block off of Columbia Pike. As higher density buildings are built with less on-site parking allocated to the buildings' residents (in part as an incentive for builders to allocate affordable housing units), the impact is huge on neighboring streets' parking. One of the reasons I bought where I did many years ago is so my family and friends could easily visit me and park close by to do so.
- New development without parking
- Unable to find affordable housing with one covered parking space to protect our one family vehicle from the elements and potential burglary.

Pest Control

- Rats in the sewers burrowing under our house. Pest control companies say county needs to bait sewers like DC.

Political Will

- Excessive County ordinances and administrative barriers to creating accessory units and family/caregiver suites in existing single-family homes.
Excessive single-family lot coverage and height allowances resulting in tear down and replacement of moderate cost homes with McMansions, lack of maintenance and accelerating loss of tree canopy.
Both issues are easy to fix if there is political will to do so.
Lot size, coverage

Public Safety

- Keeping our neighborhood safe, clean, free of rodents, free of traffic, litter and graffiti.

Rental Increases

- Rents are going up. I already live in a studio and I'm not on the Metro. I'm not sure where I can live in Arlington anymore. I'm scared and I feel like I'm being pushed out of my community. I'm too poor to buy and too poor to rent, but make too much for affordable housing. I get physically sick thinking about it.
- High rental costs for more than one bedroom.
- high rents and purchase prices beyond reach
- I am 25 and rent in Ballston. I currently face rents increasing >5% YOY. In the next 5 years, I'd love to buy a condo in the R-B corridor to secure my future in Arlington. However, I am constantly being priced out and it is increasingly likely I will have to move out to Fairfax County or out of NoVA entirely.
- I am a 14-year resident of Arlington, make over \$63k a year and currently rent an old, 1939 two-bedroom apartment in Lyon Village for \$1530. It's an amazing location, and one of the few apartments in Arlington that I can afford as a single parent for myself and my child. While living in this neighborhood, I've watched historic bungalows being torn down replaced with \$2 mil. houses, taking up the entire lot like McMansion townhouses. It is sad to watch Arlington history disappear and be replaced with something I will never be able to enjoy. My apartment building

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is being sold, almost guaranteeing whoever pays the land value of the property will not continue renting it at the same affordable rate; the 1939 building will surely be gutted and renovated for a much higher monthly rent or completely torn down. Either way I will be forced to move, and looking at my options limited by rent costs, will have to move into a one bedroom with my child, taking the living room while she takes the bedroom. I gave up a long time ago of ever owning a home in Arlington, and recently gave up on ever owning even a condo here.

- "I am a member of the missing middle who spends the majority of my paycheck on my rent, simply to remain in Arlington and not have a ridiculous commute. I don't make a lot of money, but I also don't qualify for what you all call affordable housing. The waiting lists on those units are too long and those units seem to go to those with several kids. I'm fine with that. But what about everyone else?"
- I have mostly lived in Arlington since 1992 and previously owned a condo. Now I rent and the current so-called supply and demand system needs to be investigated. Landlords in high rise buildings lure renters with one or two month's fee in incentives, then eventually when the lease is up for renewal, charge current tenants more in their renewal letters than they later charge new renters once you give notice. My renewal letter was for over \$2500 per month after I had been paying \$2393 for 1.5 yrs. Once I gave notice, the unit was posted on the website for rent for \$2300 per month. So, this is a form of discrimination or unequal treatment, where current renters are charged more than prospective new tenants for the same apartment. How do I know this? It happened twice to me at Verde Pointe apartments.
- Renewal letters coming 90 days out and required 60 day notices further affect supply and demand. Leasing agents are incentivized to rent new units so leasing agents don't want you to renew your lease. This entire system is rigged for their benefit and the county needs to step in to address these practices."
- I am a renter but worry that my rent will soon rise above 1/3 of my gross salary, and while I would like to purchase a house, there is nothing in my price range in the county that is metro-accessible. The affordable houses in my neighborhood are all being replaced by 50-ft tall boxes that expand to the legal extents of their lot lines (especially on the double-lots, where it would be better to build two houses or a duplex).
- "I am a renter. I am not a county worker, (Teacher, firefighter, or police) make between 50,000-60,000.
- I feel that I am being pushed out. I have lived here for 26 years.
- More than half my salary goes to rent and my landlords just renovated so they can raise the rent even higher.
- I am also 63 so the chances of me getting a new job to make what it REALLY costs to live here do not look good.
- What options do I have?????"
- Not being able to afford rent.
- Overcrowding of rental house traffic in an area of road, parking, infrastructure all built for small single-family houses. A second challenge is the "tear down" and rebuild of small houses with the rebuild being multiple stories high and covering nearly the entire lot.
- Real working people like me bought housing in Arlington because rents are too high. Now we are being told by the privileged trusty-fund "millennials," Lyon Villagers renters, and 22207ers that we live in "segregated" neighborhoods, and that "Arlingtonians want aggressive solutions."

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We are not fooled; the aggression that you advocate is against the working people who vote, and struggle to live, in this County. It is intended to profit developers. Any "segregation" that occurs is thanks to the county government's shameful courtship of the hyperwealthy.

"Affordable housing" is the kleptocrat developers latest obfuscation.

- "Rental Affordable Housing is becoming harder to find.
- Becoming a home owner requires more and more money."
- Rental costs.
- Rents going up so much that I am now paying 50% of my salary towards rent.
- Rising costs of rent make it hard to afford to live here and take advantage of the great amenities/businesses in the area. Outside of that, I am single, but if I want to start a family, I won't be able to afford a separate bedroom for my kids. Salaries are rising so much slower than rents, that I worry this will become a community of monetary elites rather than the diverse community of people working in multiple sectors and of diverse cultural backgrounds I enjoyed when I first moved here.
- Rising living costs are making it hard for me to plan for my future. My rent this year increased over 30%, but I don't have the means to purchase housing in this area as housing costs are also so high. I would not qualify for low-income assistance, but also think we need to have protections on yearly rent increases. My rent is rising much faster than my income, and I am continuously worse off every year.
- Rising rents in rapidly gentrifying neighborhoods. Lack of inventory of moderately priced (priced for middle class families) condos, rentals, single family homes.
- Some of the challenges we face are climbing rental costs, especially for anything larger than 850 sq ft. Also, we lack an opportunity to buy housing in walk able neighborhoods as smaller single-family homes, which need some TLC and are marginally more affordable, and are frequently torn down to build comically larger houses (see Lyon Park between 10th/St Rte . 237 and Pershing Dr.).
- The cost of rent
- The project rapid rise of rent will eventually price me out of the area.
- The Rent is too damn high. Well, I mean, not for us. But for a lot of people.
- The rent is too high for my kids to come home from college to [not my house but still in Arlington]
- We are trapped in the apt. complex where we live. We can't afford the rent in other comparable nearby apts. in and around Arlington. We don't qualify for housing subsidies because Arl. Govt. said we had too much in savings, yet we don't have the income to qualify to live in another apt. complex or house.
- We want to rent our townhouse. Competing apartment rentals are a concern.
- There isn't enough, and the market shortage drives prices beyond affordability.

Rising taxes

- Cannot afford rising property taxes
- Current: property tax burden
- Future: Children need a place to live, though not necessarily in Arlington"

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- Increased tax burdens and other costs for retired seniors. Those no longer in the workforce do not have the same capacity to absorb such increases and may be forced out of their communities, losing all the supports they have developed over many years.
- Increasing amount of property taxes
- Increasing taxes and over assessed property makes living in Arlington on a fixed income difficult. We are not taking care of our aging population/seniors.
- Living in a fee simple townhome community with a homeowner's association, the primary challenges are (1) competence of governance and management of the association and (2) increasing costs associated with increased assessments for tax purposes. One other thing: I believe that there is a bubble building in this real estate market and am thus uncertain of the true "economic value" of my home.
- Property taxes that keep increasing every year.
- Ridiculously high property taxes. My property taxes have escalated 50% in the last 10 years. How can you possibly talk about affordable housing when you can't control your budget. Everything has been riding on the backs of the homeowners. Even this year the county manager made recommendations that were reasonable and within the county budget only be overruled by the County Board. Even when property values dropped you just raised the rate. You don't tighten your belt like the rest of us do. We homeowners are not an unlimited resource upon which you can draw every year at higher and higher rates. I don't know how you can even talk about affordable housing when you're doing this to the folks you were living here. You're driving people out of their homes through your lack of financial responsibility. And who's going to pay for this affordable housing initiative? The homeowners again?
- rising property taxes; increased traffic due to many new condo and apartment buildings; overcrowding in schools; will be able to afford to live here when they graduate from college? There are no starter homes or homes to downsize other than condos. s
- Rising property values and the commensurate rising tax bills may make it more difficult to remain in Arlington once I retire and am on a fixed income.
- As climate change impacts Arlington in the years to come, being able to afford renovations to my home to compensate (solar panels, more powerful HVAC, etc.) is something I'll have to budget for."
- Rising tax costs. Maintain or lower the property tax rate! It makes no sense to raise it when you have so much fluff in the budget. Concentrate on core services.
- Also, the increase in school population. Eventually, APS will need to be given enough money to deal with it or the County will need to force them to trim their budget of the fluff. Either way, the kids need somewhere to go. Increasing housing density leads to overcrowded schools."
- Skyrocketing property taxes are forcing Senior home owners out of their long time homes.
- Steadily rising property taxes, even in years when the rate stays the same or even declines.
- The constant rise of real estate taxes on the home owners. It has to stop. Other revenue needs to be generated or the county is going to tax people out of their homes. Please figure out a different revenue source or scale back other programs.
- Cost of real estate taxes
- High property taxes (3)
- Unreliable transit (WMATA, ART)"
- I find it difficult to pay real estate taxes.

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- I have concerns about property taxes rising if my husband and I stay in our house into retirement, although not a big concern since we expect to downsize. Bigger concern is my kids (now teens) being able to afford to live in/near Arlington after they finish college, particularly ability to buy a home when they have children.
- Increasing real estate taxes.
- (Currently, FYI, modest retirement income; real estate taxes alone take almost 20% of income; not _quite_ eligible for senior real estate tax relief due to a lifetime of careful savings; recently, real estate taxes can no longer be deducted from federal tax, which tightens things further; with Amazon coming in, real estate dollar values can be expected to increase further; expenses of County government keep growing too; unsure how long this is sustainable for me. I worked hard to own this house and would like to keep it, but how long will this be possible without endangering my personal safety net of savings set aside for later old age.)"
- Increasing tax liability takes away from household income each year. Household income does not increase each year and in some years even decreases. Increasingly difficult each year to make monthly mortgage obligations and maintain a standard of living with the cost of living rising each year and household income stagnate.
- Increasing taxes and home values for middle class are largely unaffordable. Many friends have moved out, along with local businesses.
- "My housing challenge is the ever rising taxes I pay in Arlington, that is my highest concern. Top line, I do not support funding for ""affordable housing."" This simply creates a dependency cycle on public largesse. Persons seeking affordable housing options have plenty of options outside of Arlington that are market compatible. It is not a ""right"" to live in Arlington, it is a paid-for privileged. If you pay, you play.
- I do support public funding for the ""missing middle"" as a way to off-set higher salary (thought a stipend is better than something run by the County). I DO want my police, firemen, and teachers living locally to better empathize with the community they serve.
- I do support the right of homeowners to convert garages to secondary dwellings.
- I do support increasing the supply of housing, for market rate payers who WILL be paying taxes. More people means more demand on services, everyone needs to pay."
- We bought in 1994 when prices and taxes were reasonable. Now prices and taxes have risen so far that I no longer think that we will consider living in Arlington into retirement as I once thought. It seems that we are more concerned with fitting too many people into our tiny county than caring for those of us that have lived here for many years. I miss all the small houses that used to populate our neighborhoods and we are losing so many trees and light to towering buildings. Traffic is much worse, and the small businesses seem to be far and few between. Drainage is a problem in our yard due to the larger residences being built and I feel that our county is uninterested in the feelings of those of us who have lived here for so long and frivolously spend money on art projects that have no meaning to me and do not include local artists and million dollar bus stops that do not keep the water off anyone.
- High costs make it hard to buy here."
- Paying high taxes to pay for other people's housing.
- Paying Real Estate Taxes
- Paying the exorbitant, continually increasing property tax! The board seems not to care that people are being taxed out of Arlington. They need to do a better job of controlling their

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spending. We need basic services, but we don't need, for example, "world class" swimming pools, traffic circles, and fancy accommodations at dog parks. We need to accommodate the increase in school attendance, but we don't need a slide inside a school!

- We can't afford to buy in Arlington. We spend ~40% of our after-tax income on rent. Our rent goes up 3-5% each year, outpacing raises. We see no prospect of buying in the county and will likely move in 2-3 years.

Schools

- Increased population is already creating school capacity crisis and turbo charging traffic and speeding issues in county.
- Living someplace that has good schools that aren't overcrowded, a strong transportation infrastructure that doesn't require hours to go a few miles, and access to nature.
- None. We need better, less crowded schools.
- Not enough school seats to be able to sell our home or rent out our townhouse. If the school issues don't get resolved, the housing issue will resolve itself.
- Our schools are overcrowded.
- Overcrowded and/or under funded schools due to the large existence and growth of multi-family units/apartments in the neighborhood. Traffic congestion by putting more and more people into the same transportation corridor that was designed for half the number of people.
- Overcrowded schools from proliferation of new housing being built in Arlington.
- Overcrowded schools that cannot meet the significant needs of children as a result of poor housing policy that concentrates poor children and limits their academic opportunities as a direct result
- Overcrowding at school.
- Overcrowding in schools.
- Overcrowding in the schools. Too much construction. Too many land-use permits granted to big corporations for mega projects which displace small businesses. Rising taxes, loss of green spaces, increased traffic and noise.
- School capacity for high density housing.
- School capacity. Arlington has not kept up with demand for student seats and is falling further behind every year. The current APS projections show the County will be short 3330 seats by 2028 after ALL the projects in the last CIP are complete. While I generally support more density, before we increase density we need to appropriately plan and budget for more people (and students)
- Schools in the area we can afford to live aren't good enough, largely due to overcrowding and ever increasing subsidized housing.
- Segregation in schools due to the county's housing policies that squeeze low-income housing onto Columbia Pike.
- Finding housing at an elementary school, middle school and high school that aren't severely overcrowded or predicted to be that way soon.
- Having to move so we will be zoned for a school where my child can thrive, and not be ignored because so many other kids have enormous needs.

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- I am very concerned about overcrowded schools, increased congestion on roads, a lack of support for public transportation (such as the Columbia pike street car program).
- No housing challenges but we are concerned about overcrowding in neighborhoods that will strain resources for schools and transportation. Packing existing neighborhoods with multi-family units will adversely affect the quality of life for existing residents.

Stormwater

- Flooding, increased run-off from hard surfaces, cost of storm water management, erosion control of multiple construction sites, off-site impacts of runoff. protection of tree canopy to minimize runoff damage.
- One challenge is stormwater management, due to the amount of water that runs downs our backyards and front yards as more lots get developed with larger houses and more impervious surfaces.
- Moderately sized houses being torn down to build McMansions, leading to tree loss and houses that dwarf neighboring houses. It is ultimately making our area of the county less and less affordable and less green. The overbuilding leads to water runoff issues for some in our area, especially with the very heavy rains in the past few years. I expect more challenges regarding affordable housing given some of the proposed ideas for condos and apartment buildings along Lee Highway. I highly doubt they will be affordable. We lost an entire apartment community near the intersection of Glebe Road and Lee Highway in the last decade that was replaced with a high rent complex that ironically is ugly in comparison to the less expensive building that were demolished.

Tenant/Landlord

- Landlords treat renters poorly if they are low income and have subsidies. Often renters won't complain for fear of losing their housing.
- One friend went without heat for the winter.
- Appliances are substandard and not the same as full rent units. Wait time for repairs is too long."
- Split incentive with the landlord. He owns the house. I pay the electric bill. There is no incentive for him to invest in more efficient insulation, water heater, HVAC etc. But I pay a high bill.
- Additionally, there are no starter homes, there are no middle homes. A bank will loan quadruple my income. I still can't afford to buy a home.

Zoning/Density

- Apprehension that the Arlington County Board will "change the rules in the middle of the game." In Waycroft-Woodlawn, we traditionally have enjoyed a safe, stable, middle-class neighborhood; the bedrock of what has made Arlington County such an exceptional place in which to live, raise a family, and pursue a satisfying career either in Arlington itself or in surrounding communities. In its zeal to expand affordable housing in Arlington County, the County Board runs the risk of going too far and destroying the qualities that make our community so exceptional. To prevent this from happening, the Board needs to strike an appropriate balance between achieving the basic goal and preserving what's already great. This

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balance easily could be achieved by confining any new upzoning to particular parts of the County such as existing transit corridors.

- Arlington is up-zoning our neighborhood with new development and we will be looking to move to an area that is not impacted.

Other/Transportation

- Bus service changes are limiting mobility in our neighborhood
- Reliance on cars.
- We would prefer to offer part of our space to other families, either to help those in need or to generate income. Living in North Arlington, the lack of reliable, frequent public transit makes housing people who cannot drive (due to financial or other constraints) very difficult.
- I'm now surrounded by HOV. Going anywhere is planned around avoiding exorbitant tolls. Thank God I am the first exit in Arlington so I can get home from work without having to pay things like \$6 to exit at Glebe. Rush hour now extends to 11 a.m. Metro is great as long as it's not single-tracking or under construction or having a delay for a breakdown! Road are always being torn up for construction--either building or redoing infrastructure. Lately, the turbulence in the weather is taking down infrastructure that shuts down the roads. How resilient is Arlington as it replaces trees with high rises? Westmoreland Terrace Condos, where I live can't get FIOS. I can't keep up with high-speed connection living here. I'm a company of one, and Arlington taxes my income at 5x the base Virginia or the feds do. "Business friendly" - bah! Somebody's got to pay for that extravagant water facility. Small businesses are targets.
- I live in an older condo building (1947) that should be modernized. People speed down Frederick Street all the time, and there is a lot of noise since it is used as a cut-through for cars and trucks. I don't think heavy vehicles should be allowed to use Frederick Street. In addition, the curb-side section of Frederick Street is completely rutted out due to storms and sewer work. Someone is going to get badly hurt, if they haven't already. There's a lady who rides her motorized wheel chair down the street because she doesn't want to risk running off the sidewalk when others are passing by. It would be better just to widen the sidewalk, because dirt and grass will always be washed away.

Zoning

- Undermining zoning for single family housing by increasing density and reducing set-back requirements. Threats from increasing density in our single-family home neighborhood. Increased cut-through traffic, and the County claiming there are not funds to address pedestrian safety issues in single-family home neighborhoods. Increasing property taxes. Threat of losing my home because I cannot keep up with rising property taxes on my fixed retirement income. (The County is expanding residential density without covering the costs or providing the services all Arlington residents need, e.g. via impact fees. Given that there has been no serious effort to control spiraling costs for Arlington Public Schools, County construction and operating expenses, and other County services, I fear that the only way to support the new residents the County keeps attracting by over-building residential density is to raise taxes until I can no longer afford to stay in my home.)"

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- Changing character and landscape of neighborhood due to development. Increased noise and traffic due to development.
- "I am lucky to have affordable housing as I bought my house 33 years ago.
- However, as much as I love Arlington, I get peeved with all the talk about creating affordable housing when Arlington routinely TEARS DOWN affordable housing to allow contractors to build high-end townhouses.
- I have watched this process for years as hundreds of rental units have been decimated only to be replaced by very expensive homes with very few crumbs left for people needing housing."
- "I'm deeply concerned about the number of old growth trees that are being taken down in our neighborhood - on both private and public land - to make way for houses that are CLEARLY larger than what the 40% lot coverage zoning allows.
- Enforce your own 40% lot coverage rule!!! This would bring the cost of living in Arlington down instantly. NO WAIVERS. Insist that anyone building a new home must use an ""independent arborist"" (not one hired by the builder) to evaluate the health and preservation of the existing trees on the lot. Too many people (builders and homeowners) are being told that the trees must come down because ""they won't survive the construction"", when, in fact, if the house placement were just shifted one way or the other, the trees could be saved."
- In our neighborhood, Arlington County has approved dense housing with insufficient parking for residents, much less guests. If anyone returns home in our neighborhood after 7 or 8 pm, there is no parking, and people are required to park illegally. So frustrating! And forget having a party!
- Older houses and mature trees being knocked over in favor of very large homes.
- Our neighborhood is one of the few areas of single family homes near the Metro in South Arlington and we are constantly hearing people who do not live here complain about it and try to rezone our neighborhood to make it like the rest of the Pentagon City/Crystal City area. More of the multifamily housing burden should be placed on North Arlington instead of always pushing it to South Arlington.
- Our R-5 zoned property walkable to Metrorail is subject to severe restrictions on what can and cannot be built. As we age, and more people want/need to live near metro, no one can afford it, and the archaic and restrictive R-5 zoning basically freezes our neighborhood in McMansion amber. Being so close to Metro is not an amenity that we can continue hoarding in our single-family-home enclave -- it is our responsibility as citizens to open that scarce resource up to more people, by allowing garden apartments, duplexes, triplexes and other housing forms that are already sprinkled throughout, built before cries of "neighborhood character" became law.
- Oversight of tear downs and new construction. We've had new construction across the street and next door to our residence. The experiences were vastly different, and I have a hard time believing both were following the same regulations. One went smoothly, the other has been a nightmare. Yes, I have been in contact with the DES inspectors. I'm very concerned about the extremely large footprint of these new homes, especially how large they are and how close to property lines they can be built. They dwarf existing home and impact our quality of living. The sunlight to our garden has been greatly reduced. Light from the new house is disruptive at night. Debris has been widely scattered. The list goes on and on.
- Tear downs in the neighborhood so a home sells for 1.5 times what the original house was. The attitude is all real estate is an investment not a home. The county is just as greedy they want

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high taxes to pay for services including affordable housing. So we end up with mega homes or the lots are considered "underperforming" per some county staff and the planning commission. If in 1990's no increase in home/lot zoning for homes had occurred affordability would not be such an issue. If you wanted a 5000 to 7000 square foot home you moved to Mclean or Fairfax not buy and tear down and build the now max which is really now the standard new build.

- I don't support upzoning! I bought my house because it was zoned for SINGLE FAMILY HOUSING. Stop trying to pull a fast one on us!
- we are concerned about the amount of new housing that is being built without equal building of school, parking, hospital, etc. resources. Our schools have become extremely overcrowded for example as a result of all the new housing initiatives. Also, the way the predictions work in terms of estimating # of kids per household seem off. There are often 2 kids in the apartments and condos being built.
- We are concerned that our neighborhood will change from a single family to multi-family, decreasing the value of our home. I am concerned that our taxes will go up or that school services will go down because the new residents who come to Arlington do not pay enough to send their kids to school.
- We are looking to buy a larger home for our family. Many of the lots in our neighborhood have an RPA on them. We won't buy a home with this restriction because we cannot afford the additional time and effort it would take to modify an existing home on those lots.
- We face too much housing density and overwhelmed and overcrowded schools. Housing policy and the county board MUST consider extra funding for schools for every development they approve. They continually underestimate how many kids will live in affordable housing and do not seem to care about schools — won't give them the community centers back and won't even consider county land for schools. It is infuriating to see all this emphasis on dense affordable housing with no discussion of schools. Put a elementary school at the central library.
- we need to stop building in Arlington unless we are going to build more comprehensive schools and fill our business vacancies, we cannot afford more residents and we cannot afford to raise taxes until we have filled our business buildings

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Feedback: Housing Arlington (Summary-General Reflections P.5)

What additional comments do you have on the future of housing in Arlington County?

ADU's

- ADU's will ultimately severely impact quality of life in south Arlington. ADU's will increase traffic, noise, and increase competition for parking.
- Charge for parking everywhere in the county. Parking is not a free good. Quit treating parking as a free good. Only one exception.. if it is a parking spot contiguous with a home property line, all parking fees go to paying that home's property tax until the tax is satisfied."
- End accessory dwelling.
- Allowing second dwellings of whatever side on residential lots will diminish the residential experience for everyone.

Affordable Housing

- Developers do not care about residents and quality of life. Trading zoning concessions for affordable housing does not solve the long-term pressures of access to affordable housing. Arlington residents are unclear about who qualifies for affordable housing, how it is apportioned, and what mechanisms the County has in place to ensure its fair and equitable distribution. To residents, the County's approach seems to be deals for developers in return for committed housing units that barely make a dent in the overall need for mid-priced housing. While the concessions barely make a dent in the demand, they have a significant impact on the quality of life of those living in small neighborhoods bordered by large 4-story apartment complexes.
- It is imperative that after the huge tax giveaway to Amazon that Arlington does not follow the path of the west coast where Google is getting into the affordable housing in their area. Amazon will be wanting to "help" with affordable housing in Arlington and completely change the neighborhoods that make this a great place to live.
- Increasing the housing supply in Arlington will not result in more affordable housing in the County. It will encourage the redevelopment of what little affordable housing we have now with new, high-end units, displacing current residents and diminishing what little diversity we have. Rather than being a panacea for Arlington's anticipated housing crisis for the missing middle, it is a Trojan horse for big developers' profits.
- We need to maintain housing which is affordable for our service sector including police, fire, teachers, yard and home maintenance staff,
- If you try to make Arlington affordable for everyone, the county will become unlivable. Arlington is just too small and too densely populated already to continue growing at this pace. Please stop and think!
- There needs to be more affordable housing, period. STOP TEARING DOWN affordable housing to build expensive housing that nobody can afford. And stop replacing housing with more businesses, when there is so much unoccupied business space already.
- Need more affordable housing

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- Affordable housing and old-age-friendliness are important concepts, but not if they are just an excuse to fill the pockets of real estate developers by further increase of density.
- I wince every time I overhear a grocery store clerk talking about how long her commute is from Maryland. It seems to me fundamentally unfair to want people to work without providing the opportunity to live within a reasonable distance.
- I am not going to answer all the rest of the questions because I don't have the background and expertise to do anything more than guess at the answers. I'll answer the few I feel confident in"
- Provide inclusive and affordable housing for people with mental and physical disabilities
- I support the County's initiative to promote more affordable housing for low-income and middle-income residents. As someone who has lived in an apartment, a condo, a duplex, and now a single-family home, I can attest to the difficulty in finding affordable housing for people at different stages of life and income levels. I'd like to continue living in an Arlington where people like me can continue to find housing wherever they find themselves in their life's journey.
- Throughout Arlington there is constant new development - developers should be required to build a certain number of affordable housing units within a new development and Arlington should provide more grants to subsidize high rental and purchase costs. In addition, there are a number of old houses that are torn down for large houses filling the property, maybe Arlington could create a grant program so families could learn to re-build old houses (with contingencies that they have to stay in the house for 5 years, etc. so it didn't turn into a "flip"), mimic Montgomery county MPDU plan. These are all ways to increase the affordability of housing without just increasing the number of units within Arlington. Any Arlington developer should be making affordable housing a priority - they currently are just focused on making luxury housing that continues to be unaffordable to most people.
- Make sure service industry, police, teachers, bus drivers can afford housing in the County where they work.
- Stop with the push for affordable housing.
- What are all those rich homeowners and all the business owners going to do when the police, firefighters, EMTs, teachers, and other service personnel can no longer afford to live in Arlington? With commutes getting longer, too, it's not as if they would be able to live far outside of town and travel in easily for their jobs. Businesses will have to close and will be less likely to be attracted to set up shop in the area; response times for emergencies will increase as personnel numbers fall.
- Housing prices in Arlington have spiked 20% just this year, even as the average citizen is making the same (adjusted for inflation) now as they were 20 years ago, according to the Consumer Price Index and Bureau of Census.
- Articles like this one are spot-on: <https://www.arlingtonmagazine.com/caught-in-the-middle/>
- Younger generations like myself are used to co-habitation. We aren't getting married young, and some have enough saved to buy a home but nobody to share it with and not quite enough to maintain rent. My family is considering renting a room just to be able to send our child to daycare and pay for emergency needs or a new car someday. Arlington should consider what incentive there could be for 20 somethings to find homes. I am the youngest family in the neighborhood by a minimum of 15 years.

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- The County needs to do a lot more than it is doing to make sure that we don't end up with a community of only CAFs and luxury homes. We need to identify and try innovative tools to address the affordability crisis.
- I get the impression that Arlington housing policy is intended to do nothing but give grants and cheap loans to affordable housing developers. Residents are not listened to.
- Less AH would be better.
- "we need more affordable units - this is a crisis
- we need pilot programs to try different types of housing like SROs, duplexes and triplexes ASAP
- the state of VA and Amazon should give more funding to create the housing that will be needed"
- I am concerned about the future effects of Arlington's effort to insure affordable housing, including the long-term effects of these policies and whether such a system is the appropriate role for our government to take on. I am concerned about the impacts of land use restrictions by the County on private land.
- Needs to be more affordable housing so we can have a diverse and interesting, community-based county.
- We will never be able to afford an 800,000 house. It's very depressing to have to talk about moving away.
- The schools and affordable housing make the county for wealthy only. expenses will
- Older adults would like single-level, high quality housing that is not condos and not five-bedroom big house. These are not affordable housing candidates or even the ring above that. These are homeowners who would like to stay in Arlington, but their current Homes do not fit them any longer. The county does not want to keep them here and so does nothing to encourage new forms of housing that would be quality and well-regraded as neighborhood style. Look at the Railroad Cottages in Falls Church as an example. Perfect! Why can't Arlington do creative things like Falls Church?
- "Very concerned about timing of our responses to the affordable housing crisis we are experiencing. If it takes us too long to get ideas into motion then many households, families, individuals, and homes will be lost to redevelopment.
- We will also have to be clear about how we also need to support the growth in infrastructure such as schools to keep up with the expected growth in population. We can't pit the housing people vs. the schools people. Both are needed. The county may need to be bolder when it comes to obtaining land to build schools in locations that make the most sense."
- offer low cost housing for unemployed and new migrant and let them help the community as volunteers for street sweeping, garage collection, gardening, and other community related activities
- Finding reasonable housing at even the very bottom of the market if you make more than \$25K a year is impossible to find. You don't qualify for housing assistance, but you are still making poverty wages in relation to rental/mortgage prices in the area.
- It's a worthwhile endeavor to ensure affordable housing, but there also needs to be a focus on keeping the county clean. I and other residents are constantly picking up trash along the curb and in front of the building. I used to catch the bus at the Dinwiddie Street stop, but it's so disgusting over there, I don't ride the bus anymore. I've seen a county employee pull up in a truck, pick up two pieces of trash, and leave when there's trash everywhere and the trashcan is overflowing.

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- The new properties have small places, I'm not living in a 2 bedroom less than 1200 square feet and paying \$3k for it!
- "I have lived in Arlington since college. Over 20 years. It seems the new buildings with affordable housing have few units which are affordable. Might we get more serious about having more units be affordable?"
- Ageing in place may also be able to creatively connect people as well? It continues to be a growing population. Is it possible to postpone some percentage of their tax on real estate until sold so they can remain in their home?
- I am concerned that it is only going to be more and more prohibitively expensive to live in Arlington. It seems that all new construction is either a massively sized house or luxury apartment. We need to consider/encourage new construction that is mid-sized/standard and that is more affordable to all income ranges and family types.
- Communism doesn't solve anything, there's affordable housing in DC and Woodbridge.
- I just hope that one day I will be able to afford to live in my own county
- With Amazon moving in, you need to make changes NOW to preserve what little housing affordability we have left! Do NOT let Arlington become like Seattle.
- Increasing the total amount of housing in Arlington should be a greater priority than preserving affordable housing. Increasing the number of people who can live in Arlington will help drive land value increases and associated tax revenue that should later enable more funding for affordable housing.
- Good luck keeping any family with under \$200K in the borders now that housing got that sweet Amazon bump. I ran a Zillow search for fusions two weeks ago and found zero -- that's 0, nil, nada, none -- 3br properties available for under \$650K. Not even a crappy old teardown.
- It's one thing to say you want to build more condos and more affordable housing — every city seems to be saying the same — but I have seen few cases where there was strong follow-through. Please follow through — I would have gladly moved somewhere along the Silver Line if I had found someplace worth the asking price.
- We need reasonable targets that are not ahistorical and unit-based, but community-based. I often hear, "There were x-thousand "affordable apartments" 15 years ago and there are x many fewer now, we must replace them with subsidized units." Is that really the right metric? Those units back then were mostly occupied by single working adults and their roommates; today, it's nearly all families. Hence, even though we've "lost" affordable units, the schools are bursting and more economically diverse than ever (read: higher poverty). Half of South Arlington students receive free and reduced lunch and wrap-around social services. Am I to understand that is a low number, that we're somehow missing our target for making Arlington a welcoming and hospitable place to those of lesser means?
- "Amazon is coming. We must welcome those workers as residents, by providing MORE HOUSING. If we don't, prices will spiral upward, people will get pushed out, and the likeliest to get pushed out (low-income populations) will get the additional burden of having to drive to get to their centrally-located jobs. And that driving will occur through our neighborhoods, endangering everyone, and exacerbating climate change.
- The future of housing in Arlington County is meeting this affordability challenge not only with subsidies and set-asides, but by injecting lots of transit-accessible housing supply into the open market."

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- I do not see the need for higher density housing. I think affordable housing is a wonderful goal, but think it could be achieved by assisting owners of older apartment building to maintain them without adding more density.
- A program that helps students would be great! The current affordable housing options are not available to students. I don't own a car and walk to the Rosslyn Metro. The bridge over 50 is really uncomfortable and dangerous so it would be a much better walk if that was fixed. I say this because there are a lot of parking lots near me that would be better suited for more apartment buildings. If people had better connections into Rosslyn they might not need cars. If we are going to have more houses and people in general we need to have more frequent bus services or light rail as well as bike lanes and better walking conditions."

Alternatives to Adding Housing

- Adding more housing will not make it more affordable.... it will actually increase the value of every property. If I have a duplex on a property, I will make more on it for rent than renting out one SFH. There needs to be some serious data analysis to support any initiatives.

Amazon

- We cannot build our way out of the problem simply by adding more and more dwelling units. Perhaps the coming of Amazon represents increasing the emphasis on developing our commercial sector. The proportion of the tax base that was commercial has declined from a high of about 55% to what it is today in the 40's.
- Amazon was a horrible idea for housing and unless the County comes up with some innovating housing strategies for low-income renters (think boarding houses, think SROs, etc.), there is going to be a major problem in 2-3 years.
- Amazon.com will accelerate gentrification at a higher rate we as Arlingtonians haven't seen before that we've been experiencing for many years. You will see this in higher apt. rents, house mortgages, and homelessness. Greed is not good!

Building Longevity

- Plan for the entire continuum of life, don't just build cheaply made apartments for millennials
- Housing needs to be built with the most efficient products that also make for high quality living. Many of these new stick developments are loud and cheap which make living their intolerable for everyone except those on the top floor not adjacent to a busy road. The county's signing off on the low quality of housing has long term negative impacts which exacerbates the SES issues in the county.

Community

- It should not just be about maximizing tax bases and building more houses and citifying! Arlington should continue to be a community that is close to DC but also a family friendly community with green spaces and family neighborhoods.
- "Developers rule in Arlington. Human values like affordable housing, subsidized housing, homelessness, livability, natural spaces are going by the wayside.

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- Something like 60% of the students in Alexandria public schools live at or below the poverty level because of exodus of affordable housing in Arlington among other things. The board may consider that a victory. I think it's a loss for the idea of ""community.""
- Amazon is only going to put more pressure on these ""livability"" values."
- Let us be a genuinely diverse and progressive community, with fairness and acceptance for every person, regardless of color or immigrant status.
- Housing is an issue, but so is open space, which Arlington is running out of. Do not focus so heavily on affordable housing that focus on other important issues goes by the wayside, i.e., school sites, natural parkland, athletic fields, etc.

Criteria for Housing Qualifications

- They need to redo the rules and regulations about criteria for qualifying for any type of housing I'm 65 and working to be able to pay rent. Would like to have my own place so, I won't be homeless when I get old. Some people have homes don't pay taxes have expensive cars.

Current Housing Stock

- Slow down and fill/lease/sell what we've already got it and don't make it all look the same!
- Keep in touch with what is current in housing. I am a real estate agent. Right now, there are 338 rentals listed on our multiple listing service. 156 of them are renting for 1220-2500/mo or less. These are mostly 0-2 bedroom apts. or houses. A few are 3 bedrooms. The rental market is currently soft and about 20% of these rentals have lowered their asking price recently. This number does not include rentals by owners. I do believe additional accessory housing will not make much difference to this inventory but will add to contention within the community.
- We don't NEED more housing. We're fine
- "I am a real estate agent. Right now, there are 338 rentals listed on our multiple service. 156 of them are asking between 1220-2500/mo or less. These are mostly 0-2 bedroom apts. or houses. A few are 3 bedrooms. The rental market is currently soft and about 20% of these rentals have lowered their asking price recently. This number does not include rentals by owners. I do believe additional accessory housing will not make much difference to this inventory but will add to contention within the community.
- Please study cities that have had to change the zoning to add more multiple family units with the result of more affordable housing and excellent city management."

Debt

- When you give people breaks on housing or homebuying, you need to take their debt into account. My income looks good on paper. But I had breast cancer and have a lot of medical debt. What about people like me?

Density

- The single most important thing for Arlington to do is permit more units to be built in the single family zones. If that isn't done, let's just pack it in and embrace being Maclean with some dense areas.

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- Please try to use more care with the money we are paying for taxes for meaningful projects and less to simply place more people in our already crowded county and please preserve our green spaces and parks and do not create more meaningless dog parks with water that is not good for a dog to consume etc.
- Increasing density will not bring more affordable home prices given the larger economic trends in our region. Didn't New York City densify? Don't they have affordable housing shortages too. People may not initially, as they begin their economic career, be able to live where they grew up.
- Afraid of how dense the neighborhoods will be and the lack of available green spaces, parking and the increased number of people living in a small area
- I think cramming in more housing of all sorts is a mistake. Arlington is a great county but it isn't a major city. Attempts to greatly expand who can move into Arlington aren't sustainable.
- Increasing density through actions such as relaxing zoning requirements to reduce single family homes and to add accessory development units would be unlikely to improve low and middle-income housing. Such actions would likely accelerate congestion, demand for public services and housing price increases (and property taxes).
- It must be done with consideration of density. Adding smaller units or multiple units is fine, but understand that will add to street congestion and overcrowding in our schools. So it can NOT be done as a side project. We have to look at the overall impact. Police impact, Fire, streets, garbage, etc....and we have to look at how it will change our local environment.
- Build more density now. This is an urgent issue of justice and equity. We need to welcome new neighbors including immigrants, refugees, people of color, Section 8 in housing they can afford including multifamily, apartments, microunits. Stop the "mcmansion" building in single family and get rid of zoning as much as possible. Develop the EFC metro station.
- Instead of allowing developers to tear down existing housing and replace with new higher density market price housing, keep the existing and subsidize to keep affordable. Open green spaces MUST not be destroyed.
- Do not just focus on affordable housing; consider that increased density brings more traffic and demands on schools and other county services.
- Be bold! We should allow greater by-right density on single-family lots - beyond the ADU zoning.
- You need to house more people at all levels, so higher density needs to be embraced and adopted at all levels, but starting at the top.
- We need more density! I hate having to drive places. Increasing density will make more walkable and viable neighborhoods.
- We could do with some rowhouses :D Higher density duplexes, instead of gigantic single family homes. While it's great that people are doing Arlington Neighborhood Villages and aging in place, how many of these seniors are aging in single family homes? If they're in a condo, sure, let's subsidize people holding onto their homes, but I don't think we should subsidize people (singles or couples) staying in large, staircase-filled homes - and some apartment buildings are like that 1) that isn't accessible for people long-term and it's dangerous and separates them from the community. There should be a square footage limit (maybe 1200 feet?) for the RETR program, perhaps linked to the number of people living in the home as many people may be taking care of younger relatives. 2) I think the 55+ apartments buildings are great - excellent use

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of resource! I think all new housing in Arlington should be reserved at 20 or 30% for affordable housing, with no separate entryways etc. 4) I also worry about hoarders. It's a real problem in Arlington - larger homes are also a problem for that (as are apartments).

- More apartments. More high rises and mid-rises. And ones that're intentionally affordable. Not every apartment building needs a rooftop pool, but everyone needs an apartment. More efficiency apartments for Arlington's single professionals.
- Increased density may be good in some areas, but we need to be careful about growing too fast. The need to feel like we have done something seems to win out over the less sensational feeling that we've preserved something good that we already have. This county has experienced so much growth already. There's no need to continue on an extreme fast track!
- Stop playing lip service to things. We need to take action. For how wide our streets are, our buildings aren't tall enough. Let's give DC a skyline to look at. Stop being bullied by home owners who don't want skyscrapers. There is no reason why Arlington has some height but then we fall flat. Arlington is one of the hottest places now, let's invest in our future and go big or go home.
- More density will support some of the small businesses and retail that are failing.

Diversity

- More of the same revitalization through gentrification aka economic apartheid in store for us.
- Take bold steps. Use Minneapolis as an example. Help educate our community on the racist housing history in Arlington.
- Don't prejudge solutions. Everyone deserves to be heard. Diversity in housing is a good thing.
- Please make it available for diverse community I shouldn't be left out
- Arlington's diversity is a major plus, keep housing affordable.

Education/Solid Waste

- For such a dense community, please keep giving attention and support to the Solid Waste Bureau in it's efforts to educate SF and MF/C homes about the importance of recycling over trashing. Please promote smart shopping habits by giving out swag like reusable straws, sporks, reusable shopping bags and helping restaurants + food trucks get credit and rewarded for not using straws, Styrofoam, single plastics and for recycling their large amts of glass at drop off centers.

Growth

- The goals of affordable housing are laudable, however, it's important to be realistic. Arlington is a small County, which will naturally limit supply. There are a lot of high-paying jobs in the area, and Arlington's green space, parks, excellent schools, etc. are going to make it attractive to many people - driving up demand and prices. Trying to monkey with the market and keep prices lower is just going to be expensive and ineffective. Increasing density/supply could help but there are already a lot of new apartments/condos going up and the County is unable to keep up with the growth.
- Stop up-zoning and trying to increase density, stop trying to increase the number of people in Arlington, and stop spending money on affordable housing programs. Focus more on the

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current residents. Arlington doesn't have enough park space, schools, or parking for the people who currently live here. And Arlington's schools currently do a poor job of educating poor students.

Housing for Public Service Employees

- Just like the county mandates a few low-cost units in each new housing complexity development, they should mandate a couple units for public service employees.

Housing Inequalities

- It feels pretty dire right now- I'm pleased that there is some focus on the huge inequalities that exist in the housing market but wonder if anything will actually get done to make significant, or any, changes.

Housing Stock

- stop building more housing, we are ruining and paving over too much of Arlington
- Arlington has a high quality of housing which should not be undermined by government action.
- A healthy community needs a full range of housing types at a range of cost throughout its neighborhoods.
- Continue to fund affordable housing through proven means. But create more housing options from the private market by upzoning. If Minneapolis can do it, why can't we? It's time to lead.
- I pray that this initiative is not going to end up with excessive carve outs and subsidies for middle/low income residents. This strategy will never work at scale. The only way to solve our problem is to increase the supply of housing (except SFH). The policy mechanisms for doing this are debatable, but the core idea is not.

Immigrant Community

- Outside of my own interests, I'm concerned with how communities in South Arlington will be affected by the Amazon move in. The lower cost housing has created space for immigrant communities that I consider a vital part of Arlington county. I worry they will bear the brunt of new development if we aren't proactive in keeping those communities intact as new development creeps in.

Other

- The rush to build new condominiums and "apartment homes" in the Ballston area is cause for concern. A number of these appear not be at full occupancy. The impact on parking, driving and infrastructure has been considerable. Ballston has moved beyond the notion of an urban village like Clarendon to an urban mess.
- Keep up the trees, the schools and the utilities to keep up the housing value so that owners maintain the houses.
- We are over building without the infrastructure to support it. This is not limited to school overcrowding (last I heard we have 136 trailers in APS with more planned), but also includes irreplaceable resources like mature canopy and natural resources. We are not managing our

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stormwater in a reasonable way. This has been going on for years and on our current trajectory, will only continue to get worse.

- Your section on "land use tools" proves the above point perfectly. The "solutions" that we are allowed to "choose" from are all "Milton-Friedman-esque" supply-side nonsense that lets private developers get away with any sort of piracy they desire. You have tried this nonsense for decades and have failed miserably. Start looking at solutions that directly benefit working people, not developers and speculators.
- I am confused why the ACB believes the more development will create affordable housing. Rents have not decreased despite all of the new apartments that are being built.
- More condos less rentals
- Have not completed comments, because many survey questions omit single family homes. County could increase affordable housing with low cost loans (or facilitate loans from elsewhere) so people could purchase homes, thereby starting to increase their wealth and decrease wealth disparity especially for minorities and vulnerable populations. The county could also subsidize rents for single family homes. That would stabilize neighborhoods instead of degrading them with multiple buildings on single lots. A win-win situation for all.
- Remember that as of 4th quarter 2018, Arlington had over 11,000 new, multifamily housing units that had been just completed, were under construction or were approved and on the drawing board. Arlington has been adding around 10,000 new housing units about every 3 to 4 years for the past decade. You simply cannot build your way to housing affordability by increasing density in a highly urbanized, desirable, land-constrained environment. Truly, we need no more housing in ArlCo — affordable or otherwise. We already have net deficit spending of at least \$850 per resident. So says Dr. Stephen Fuller, an economist at GMU who performed a fiscal and economic impact analysis of Arlington's expenditures and revenues as part of his study of Amazon's impact on our community. This deficit figure is almost certainly higher for committed affordable units (CAFs) because the student generation factor for those units is higher. What we need is more commercial office and rental tenants to offset our significant deficit spending on the residential side. This would be the same as if a business were selling a product at a loss. Residents represent a financial loss for us. If we cannot offset that loss with increased commercial/retail revenue, then the alternatives are to cut existing spending and/or to raise assessments and the tax rate. If we continue adding residential units of any kind, our deficit spending goes up and taxes will go up. With an increasing cost basis also comes an increase in the cost of housing for all residents. You cannot build your way into prosperity with residential development. People are expensive. The more you have, the more you spend.
- Adopt planning tools that illuminate the differences between urbanized and suburban residential growth in housing stock and calculate the impact of either growth type on schools, infrastructure, green issues (e.g. flooding with climate change). Tools should extend beyond CIP to include 10 year operational costs.
- I would be interested in hearing what the private real estate businesses are doing to support housing issues in the county
- focus on approving renovation and construction faster and more efficiently if you want more housing.
- Arlington county should stop its interference in the private housing market. As multiple analyses of housing costs have found, the most effective way to lower housing costs for all residents is to

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reduce government restrictions, delays, and red tape on new housing construction and greater building density.

- Housing issues is a regional problem not a county problem. It should be address at a regional level.
- Arlington has wonderful walkable neighborhoods with friendly people of mixed income levels. County should do more to encourage renovations rather than tear downs. Especially upset when replacement houses tower over remaining modest homes.
- "When looking at apartments/ room in a house on the lower end of craigslist, \$800 for a room in a house. Most of homes hadn't been renovated since the 1950's. Not just decor but lack of AC, insulation, dishwasher, etc. The landlords sitting on the existing cheap housing are not investing in their property. And lower income people are paying the price of increased utility bills, and inconvenience.
- How can you get landlords (especially at the lower end) to invest in their existing property to reduce cost of living?"
- Arlington County needs to enact a rent stabilization for the new "National Landing", Pentagon City, and Crystal City so that long-term residents with children that are in the public school are not forced out by rapidly increasing rent.
- This issue is tied to and underpins a lot of other troubles the County faces. Making it a priority will help everyone in the long run.
- Strike a BALANCE!
- I'd like transparency and for you to stop sleeping with the developers!
- Don't let this issue be hijacked by people who just want to tax the rich, take over private land using eminent domain, increasing taxation on new construction or Amazon or preventing trees for being cut down. These seems to be side show issues that get in the middle of all our debates and prevent real, meaningful change to be made.
- See my response to the final question, below.
- Weigh the needs of the existing community and make Arlington livable.....not New York City.
- None
- Remember that the County is a community - not simply as collection of offices and housing. Not simply SimCity, but actual real life.
- I would love to be involved. As a Realtor and 18-year homeowner, I think I could be useful.
- Housing must be concerned holistically-- in the context of the environment, schools, recreation options, support for the elderly and less well off.
- No opinion
- Please get a wider cross-section of residents on your advisory boards. Institute a conflict-of-interest policy to disallow people who are paid by the AH lobby to be on advisory boards.
- I like the economic ideas. I don't like ugly apartment buildings in my single-family neighborhood. Townhouses and duplexes are fine, even if subsidized. I paid a pretty penny for more space and (relative) quiet outside the busy orange line corridor, which makes life pleasant, and I don't want that whittled away.
- If the long-term goal of this program is to turn Arlington from a refuge of single family homes into a "Manhattan on the Potomac" be honest and say so.

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- Quit building rec centers and other luxury assets if you can balance your budget or maintain basic services.
- That housing cannot be considered like this surely is — in a vacuum. Please stop pretending there is no cost to affordable housing other than the cost to build it. Schools, infrastructure take a big hit
- I want to see more multi-family housing with green space by increasing height and density.
- "Arlington county housing policy takes place in a vacuum. As a result, the AHMP seems to assume that people at all income levels MUST be able to find ample housing options within the borders of Arlington county. Is this how Loudon County does affordable housing? Or Falls Church? If someone cannot find a place in Arlington but can find a place in Alexandria, is that a social ill so severe it must be remedied by concerted tax-funded actions?
- Land and labor are both cheaper outside of Arlington county, meaning for the same amount of money we could be building more and better affordable options outside our borders. Dedicating all our funds to Arlington-bounded solutions mis-allocates limited funds and produces net fewer affordable units.
- Arlington needs to be pursuing regional solutions that combine location, school and transportation planning into the cost/benefit analysis."
- Please stop focusing on AH. Start making this a better place for the taxpayers who own houses.
- The county needs to put their money where their mouth is.
- Beware the opinions of "experts." Make sure that any significant alterations in land use are peer reviewed by folks outside the "Arlington" and "NOVA" bubbles, and whose agenda haven't been fixed in the notion that "crowded is somehow better."
- Realize that it is close-in location that drives costs and don't try to force affordable housing
- Thank you.
- Make sure all elements of additional population are taken into effect as I've noted above.
- What actual steps are you planning to take to address Arlington resident's concerns? Holding talks and town halls and doing nothing isn't what we're looking for. Those discussions and plans should've occurred before Arlington made a deal with Amazon.
- I look so forward to the day when I can move out of Arlington County. I only live here for commuting issues while I'm working.
- The County is focused on the needs of some segments of residents but not looking at the negative and positive impacts across all segments. The County is also concerned about encouraging increased population in the County with assessing the impacts, negative and positive, of this course and without going through the process of determining whether this is the vision that the community as a whole supports.
- See above
- North Arlington will increasingly be populated by high income families. Moderate income families will continue to displace lower income families in south Arlington. As assessments rise in south Arlington the demand for schools and services will increase, ergo expenditure and taxation will increase. Soon after, Arlington will find itself in the same straits as Montgomery county. We are fortunate to live in a state that forbids a county income tax so something is going to have to give. The burden will fall heaviest on the poor who sensibly will flee to subsidized housing in Fairfax, Prince William and Prince George. Wasn't there a song from the age of Aquarius with the plaintive refrain, "When will ever learn? "

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- You have a tough task. I hope you're really committed to that mission and values you've espoused. You're going to have to risk driving off some of the industries/investors that have built up this county in order to accomplish those goals. Are you willing to do that for the sake of supporting a more healthy community?
- Industry contributes to the housing issues by utilizing available space for mega headquarters. Overhead has to be re structured in this area. Regulating business real state to be responsible and serve the surrounding community, it's working force and neighborhoods.
- If developers get their way, we will turn into a NYC with housing being unaffordable for all but the rich and lucky.
- I don't ever want to leave but people tell me I am crazy to consider buying or retiring here
- Think about the families that don't make the money government and high class make
- I live in an apartment building where the property management has given preference to Hispanics because the management is Hispanic. I have one neighbor who has 2 people on their lease and there are actually 3. There's another couple with 2 people on their lease and they have two children living with them. Another apartment, a two bedroom, with 5 people living there. I don't think this is fair housing. The first two I have mentioned are Hispanic as well. I am white. Don't get me wrong, management has taken good care of me but I wouldn't have gotten a place, this place that I'm so happy to be in, unless I was previously homeless because I couldn't afford anything in Arlington County. I've tried talking to the "appropriate" individuals, but I am ignored. These people are breaking their lease and I wonder how many people who abide by the rules of their lease would be happy here.
- Help those who are helping themselves. Spending all our money on these progressive ideas that the county staff currently have is wasting valuable taxpayer dollars.
- If you can't afford to live in Arlington there are other places to live. I lived in Landmark and commuted to DC for years and I saved money and was able to buy a home in Arlington.
- See comments above.
- People pay more for more desirable locations. At the beach, beachfront costs more because everyone wants to be there. Understand and respect that fact. Saying you don't like it and want it to be different - move to Petworth.
- When we moved here 4 years ago, a lifelong windfall benefiting Arlingtonian had recently lobbied the county to rezone a property she was interested in buying in Glencarlyn to allow her to build a sprawling McMansion rather than the townhomes it was slated to be zoned for. She and her husband live there alone in their obscenely large home. Furthermore, rather than buy and rezone empty commercial space in Crystal City to make housing and school space, the county gave a huge corporate welfare handout to Amazon. So this all seems like a pointless smoke and mirrors game being run by limousine North Arlington Democrats.
- Take care to make sure everything is considered before massive housing initiatives - frankly some of us like living in single family homes in residential neighborhoods.

Location of Affordable Housing

- Columbia Pike cannot be used as a dumping ground for new affordable housing construction. If this is a county priority, it should be better dispersed throughout the county. This includes affordable housing in Arlington from Lee Highway northward, and not just the addition of new housing to meet so-called missing middle housing.

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- Using the free and reduced meal (FARM) statistics, only put affordable housing in neighborhoods that have schools with low FARMs rates.
- Affordable housing should be placed on Lee Hwy and along the orange line. Don't add more to elementary schools already overburdened by poverty. It is wrong for everyone
- Please think about location and not where it's cheapest or easiest to place affordable housing.
- The concentration of poverty via subsidized housing on the west end of Columbia Pike is very troubling. The idea of transferrable housing subsidies from new developments creates a perverse incentive for developers to buy their way out of providing inexpensive units and then creates a permanent network of developers building affordable housing from that money.
- "Density is okay with me, especially around Metros.
- Why was there no affordable housing built into the new Lubber Run Center?
- Why is there not density at East Falls Church Metro?
- We need green space to give density-dwellers places to enjoy nature. Density and green go hand-in-hand."
- Stop putting the great majority of affordable housing in South Arlington in a concentrated manner. There are plenty of investment opportunities fit affordable housing in other areas of the county. The goal should not be only more but better distribution which well lend to more future opportunities for the county.
- Disperse the construction of affordable housing throughout the entire county.
- Affordable housing is concentrated along Columbia Pike. Look at the poverty rates of S. Arlington elementary schools. We don't need more affordable housing in S. Arlington. Build it in other parts of the country and build middle class housing in S. Arlington.
- Please stop caving to the whims of developers. Rather than buying out of AH such that Arlington can continue to concentrate the poor, all new orange line and Lee Highway developments should require affordable housing units in those buildings. Furthermore, Arlington needs developers to contribute to schools. How can Loudoun require this yet not Arlington?
- Affordable housing should be planned for on Lee Highway. The concentration on the western end of the Pike has implications for schools.
- I think there is room for all sides of this debate. We should consider more market-rate affordable housing in areas that have less of that currently, along with more mixed-use development and public spaces that make our residential and commercial corridors more seamless and attractive. This is a rapidly urbanizing area and we should all be able to adapt accordingly. That said, we MUST consider the impacts of increased density on other issues - like school capacity (already near crisis mode in this county!), environmental and sustainability issues, and transit (also reaching critical mass in many ways).
- Stop building affordable housing on the Pike. Start building it on Lee Hwy. There is no reason why large, high-rise buildings (12 or more stories) cannot be built from Harrison to Sycamore Street.
- Spread AH North of Lee Highway. No more AH along Columbia Pike. AH money needs to be redistributed to the schools.
- Affordable housing is too concentrated in south Arlington
- New housing stock should be spread throughout the county. In particular, housing stock designed to house families should not be concentrated in school districts that are overcrowded,

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and new affordable housing stock should not be concentrated in school districts that are already economically segregated.

- "Balance the distribution of affordable housing.
- Support programs that help seniors age in place."
- Stop building committed affordable housing in South Arlington and allow the Pike react to real market forces with Amazon coming in. There is a really need for middle class housing- smaller townhouses, duplexes, etc. The current housing plans are creating swaths of poverty where children growing up will have less opportunity than their North Arlington peers.
- "Arlington north of Rt 50 needs to pull its weight in terms of affordable housing. New housing needs to focus on being mixed income, not just to attract the region's poor. Concentrating low income people in one building isn't any better.
- Those buildings need resources and those people living there need a way to be able to buy a home, apartment or otherwise.
- You can't just build along the Pike and not in Waverly or Country Club Hills.
- I actually think low income housing needs to be capped on the Pike so that we can attract and support the missing middle."
- The emphasis on preserving affordable condominiums and rentals by default means focusing on the same south Arlington neighborhoods already saturated with low-income housing and mixed income housing - because that's where the majority of multi-family developments are. That prohibits economic growth and vitality that has been enjoyed by Arlington residents in the rest of the County. It also diminishes the overall economic vitality of Arlington County because every neighborhood is not optimally providing investment and revenue for the County. It prohibits integration and perpetuates segregation in our community and in our schools. It does not provide our poorest residents with the same opportunities or to the same efficient transportation as wealthier residents living within walking distance of a subway station, retail stores that fill basic needs, basic services like haircuts and restaurants beyond fast food, etc. When the County's plans talk about "missing middle" - those efforts will be seen in the north where there are very little true low-income people and therefore the economic burden remains on middle income homeowners in the south and families and children in the south will continue to lack the same uplifting opportunities their neighbors in the north take for granted.
- Stop taking money for the affordable housing fund and tell developers that any community they build needs to have affordable housing. You guys end up paying way more in the long run to try and purchase land and build affordable housing (which isn't actually affordable in terms of building costs). It just doesn't make sense why we make developers contribute. Why can't the board push back and say that 5% or whatever number needs to be affordable housing for 40 years. This aligns directly with Arlington's vision of diversity, etc. by putting people of all backgrounds in all areas of Arlington. people are tired of it always being south Arlington/Buckingham and its not fair and nothing is going to change if the board doesn't actually create affordable housing. Think about how many apt building are being built this year...if the board said 5% need to be committed affordable housing for x number of years, isn't that more money in the bank for the board in not having to worry about approving affordable housing plans, dealing with public opinions, purchasing land, the building process, and monitoring the units? Isn't that a more diverse population of people living in CAF throughout

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Arlington? I don't see the vision of the affordable housing fund and if the past decade aren't an indication that its not working, then I don't know what is.

- Review the current housing code and processes and see where they prevent and limit people to stay within their homes. Also, why does it appear that only South Arlington has Affordable Housing? North Arlington needs to start utilizing it's land use and stop the NIMBY. ALL of Arlington pays the same tax so ALL of Arlington should be utilized!
- Why doesn't the county build/approve some higher density housing in north Arlington? The schools in south Arlington are already overcrowded, and somehow these schools (Abingdon, Carlin Springs, KMS, GMS) are expected to continue to magically absorb large populations of kids from lower-income developments. I live near the large new public housing apartments at Columbia Pike and Frederick Street, and those are a prime example.
- I recently moved into Arlington County from Alexandria City about two years ago. Alexandria has learned from its decades of concentrated affordable housing mistakes and has fairly successfully implemented changes. However, I see Arlington making the same exact mistakes Alexandria did decades ago by concentrating affordable housing to 1-2 planning zones. If Columbia Pike continues to grow (it will double based on the County's own demographic survey) and affordable housing isn't spread around the County, then South Arlington will continue to lag and be a drag on the County's development. Based on the practices I have seen by the Board in these two years, I'm strongly considering selling and going back to Alexandria City since I truly don't believe the County cares about those making less than six figures and unless you are a real estate developer.
- Arlington County's housing policies encourage segregation in the schools. Any new affordable housing should be in areas without significant amounts of low income housing, not concentrated around Colombia Pike.
- Residents cannot thrive and contribute to the Arlington economy if they are weighed down with ever increasing housing costs. It's more than sad to watch the history of Arlington being erased, while South Arlington is gutted and gentrified to push out its minority residents.
- Low income housing needs to be spread across the county. Currently it seems to be clustered on Columbia pike.

Missing Middle

- We need a cornucopia of solutions to address housing affordability. We do a great job of building committed affordable units and luxury but nothing for the middle.
- "Concerns for people with lower income than me being able to afford housing and all other utilities and financial obligations.
- Availability of rental and utility assistance programs"
- We need to ensure housing for the middle class if we are to continue to be a diversified community. This is a problem that I've witnessed nation-wide and world-wide. As communities become wealthier, those that serve the community are squeezed out.
- "We need more housing, but we need to develop affordable housing in ways that produce good outcomes for all residents. Instead of only building high-rises with large numbers of below-marked units, which concentrate families and put strain on the school system, we should be having more mixed-income units throughout the county.

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- We should also consider relaxing zoning to allow higher-density development in areas served by metro. There are huge areas within a few blocks of most metro stations that are still zoned in such a way that only a single-family home can be built on a lot. We should allow higher-density development in areas near Clarendon, Ballston and so on that are currently prohibited from any multi-family type development. Over time it makes sense for the SF homes closest to the metro to be allowed to be redeveloped. Otherwise we'll be facing a traffic nightmare. Combine with affordable housing this can be a way to address both traffic and provide new affordable housing in areas which don't already have a concentration of poverty."
- The County should do more to ensure additional housing is available to the middle class.
- It is very difficult for people with a moderate income to find housing.
- The "missing middle" needs to be addressed. The county needs their employees to live in the county and other middle-earner professional need to be able to buy in the county.
- I respect by-right development, but I am not comfortable with losing mixed-income housing and people. It's a challenge.
- Arlington has been slacking on housing production - especially for middle income - and we need to pick up the pace! I was able to purchase a home here and grow my wealth, and contribute to the community, but Arlington is barely accessible anymore for people like me.
- The missing middle is feeling the squeeze the most and who will ultimately be forced out of the community. The wealthy will always have the means to buy and low-income individuals will always have access to affordable housing and other services to enrich their life in Arlington, but the family starting out, mid-level earners, etc. are being forced out to other suburbs. While Housing Arlington may think it's addressing the missing middle by offering accessory houses, duplexes, etc., please keep in mind that this population can move so if the options are an accessory dwelling in Arlington or a SFH in Falls Church, many will choose to leave Arlington entirely.
- Though it is a good idea to address the "missing middle" housing types, the zoning changes to permit them more broadly must be extremely sensitive so as to preserve the excellent character and ecological benefits that many Arlington neighborhoods enjoy. I suggest pairing the housing policy with the development of aggressive "green infrastructure" policies that preserve water quality, tree canopy, and reduce the over-reliance on single-occupancy fuel-burning vehicles and unnecessarily wide impervious roadways.
- We need to help the middle class now. Period.
- This is becoming an impossible place for even middle class anymore. It breaks my heart. I lived in Alexandria for 7 years prior to moving to ARL and I saved and moved heaven and earth to buy a house in the same district where I teach, and to be able to send my daughter to this district. It's so tenuous.
- Another idea to help the Missing Middle would be a County grant program for teachers, police, firefighters, nurses, etc. towards their closing costs when purchasing a home in Arlington. This could really help someone who contributes to Arlington's community through work but can't afford to buy into it through homeownership.
- Workforce/missing middle housing includes federal employees and contractors too.
- You will end up losing middle class families to other nearby counties if you don't have some comparable pricing.

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- I hope your current plan can actually accommodate everyone and that you add something for middle class renters. Homes are great, but the reality is that most people will continue to rent so pricing there should be a focus.

Neighborhood Preservation

- We don't have to redevelop every strip mall! There's a certain charm in the older parts of C Pike, Wilson Blvd, Washington, & Lee Highway that should be preserved.

Neighboring Jurisdictions

- Not everyone can or should live in Arlington County. We should be working together with neighboring jurisdictions to improve mass transportation options like express buses with dedicated lanes to make living further out more feasible and to cut through traffic in single occupancy vehicles.

New Housing Stock Options

- Be open to all sorts of new ideas. All housing should be smaller, energy efficient and include solar panels and trees wherever feasible. Smaller homes can be net zero very easily. Consider fees for homes larger than a specific size (2500 sq ft). Minimize lot coverage to address stormwater/flooding. Creativity should be encouraged and rewarded. We can address the climate issue and the housing issue together. AIRE staff knows a lot about this and can be helpful.

No Changes

- Do NOT change zoning for single family home neighborhoods! Do not reduce set back requirements. Think regionally. Like in Washington, DC it is normal for most workers not to live in Arlington.

Open/Greenspace

- Protect ground cover and reduce the proportion of hard surface in any future building.
- "Keep all the trees and parks. Don't cut down any more trees to build homes and high rise buildings. Keep Arlington healthy and beautiful."
- Stop cutting down trees and plant more trees for people to enjoy when they walk, ride bikes, walk the dog, and just places to sit and have picnics.
- We need to keep and plant more large trees to provide shade and clean our air.

Parking

- **We need more residential parking.**
- **Parking should be considered as part of the housing issue.**

Schools

- Please consider the impact of future housing decisions on schools. Particularly the disparate impact on a handful of already challenged South Arlington schools.

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- Arlington should devote money and land to building schools for the children it has before it builds more family units.
- I don't want more housing. I don't want more people. I want the County to fix the problems we have TODAY right now in which my son's school has no playground because it has trailers on what used to be the playing field!!!
- We must plan smart so that we have school capacity for new families.
- We should allow the market to dictate housing supply and demand. Arlington should focus its budget on existing obligations in Arlington, particularly education, and not expand into trying to solve housing issues of the greater DC region at the expense of Arlington taxpayers.
- Rising populations are impacting Arlington Public Schools like never before.
- Why are we trying to increase the number of residents when there is no capacity at the schools.
- Arlington has a plan to increase the number of people living in Arlington. It does not have a plan to increase the school capacity or the amount of open space. Also reducing the amount of parking a building has does not actually mean that new residents will not have cars, it just means they will have to find some other place to park those cars.
- Coordinate the school and county visions to make sure that there is no more development without comprehensive planning for more school seats, parking, etc. when new housing is being considered.
- Arlington has underestimated student population growth, and I expect this will continue.

Single Family Homes

- Protect the single-family housing zoning and convert more land zoned office to mixed-use residential.
- Single family housing is important. Getting rid of it is a mistake.
- In the rush to become urbanized and affordable, don't forget the people who are paying the bulk of the taxes -- those of us in single family neighborhoods. Most of us do not want high density housing in our neighborhoods, but rather in intelligently defined corridors. Many of us wish to age in place in familiar spaces. We don't want increased traffic and noise in our neighborhoods. I would suggest you slow down on the development and consider the value of what we have.
- I'm opposed to the idea of scrapping single residence zoning for the county. This should continue to be saved for major transit corridors.
- THERE IS NO NEED TO IMPOSE multi-family dwellings in single family neighborhoods. Until the commercial space is all leased in Arlington.
- I fully support eliminating single family zoning, similar to Minneapolis.
- It is time to take the next "great leap forward" in housing policy. Arlington is growing and it is no longer feasible to preserve the single family neighborhoods as they are today.

Subsidize

- Our county has great schools and parks and a strong economy. The right way to create affordable housing is to subsidize it, not force middle-class people to live in crappy houses. Be clear about how much the county is spending on subsidies and allow the voters to approve those initiatives.

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- "The reality is I can't afford to live in Georgetown or have beach property and never will. It is not the responsibility of the County to find ways for everyone to live here.
- I also think that the cost of affordable housing benefits big business more than the people that live in it. It allows business to underpay and the low wage residents will never be able to live in Arlington without public assistance so starting in subsidized homes keeps them stuck there. Subsidized housing should be for a limited amount of time not forever. My adult kids can't afford Arlington and moved to other areas to be able to have homes and a standard of living that experienced in Arlington in the 80's and 90's."
- If the county wants to have subsidies for housing, place it on the ballot as a direct citizen choice.

Taxes

- Don't use our tax dollars to supplement housing costs for people who can't afford it.
- We need to cut frivolous spending, lower real estate taxes, and incentivize standard apartments instead of luxury ones.
- Property taxes are too high on a percentage basis and on an assessed value basis compared to D.C. so Arlington will become less and less competitive.
- Arlington will remain expensive. Maintain the lower tax rates, move homeless services out of main corridor.

Traffic/Transit

- Stop building. Too much traffic.
- Another way to increase affordability is to improve transit - there are more affordable properties as you go further from metro or major bus lines. Increasing access to these properties will open them up to those who value transportation.
- I think it would be good to have corner stores that aren't 7-11s and more ability in the SFH neighborhoods to run errands without getting in a car. To really get people out of their cars it would be good to connect the housing plan with transportation changes. Better bus service than just rush hour outside the corridors. Better service within Arlington would help. Maybe a Circulator between Ballston and Shirlington and the Pike? Making the county more accessible to all and a better place to live adds something. Breaking the SFH model to some people feels like a loss. (Not to me, but some of my neighbors are freaking out.)
- Invest in transportation initiatives to bring hourly wage workers into Arlington rather than subsidizing housing.

Trees

- More trees
- Taking down every tree in sight as new houses are built
- Arlington County needs to ensure that expansion of housing is accompanied by protection/expansion of the tree canopy, no change and ideally a decrease in the amount of impervious surface, improvements in public transportation as well as incentives (such as vehicle taxes) to reduce car ownership along with the air pollution and traffic congestion. All new construction and renovations should be zero carbon emissions. Pace of development should be

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aligned with the pace of additions to the APS spaces and available public service including parks, recreation and libraries.

Vouchers

- Expand voucher program, land trusts for 99years

Zoning

- EFC needs much greater density. It's not zoned
- Restrict mega houses. Incentivize green space and trees.
- Enforce 40% lot coverage for single family homes. NO WAIVERS.
- Use land zoning to allow for bigger and more multifamily dwellings to increase affordability, not affordable housing.
- I'm supportive of efforts to explore new land use tools like creative zoning for mixed used neighborhoods.
- Residential lots should not be rezoned so that more properties can be located on the lot.
- I'd like to see zoning adjusted to allow for duplexes to be built in single-family home neighborhoods. Right now, when a single-family-home is torn down the only profitable thing for a builder is to build a big, \$1million++ home on that lot. Replacing it with a duplex could increase housing availability, provide two homes at a more reasonable cost but still give the builder a profit.
- Do not allow external dwelling units all over the county for people to rent out on Airbnb. Those types of units need to be thought of when changing zoning and planning units. They should fall under existing or new county laws that regulate and collect taxes on them.
- Be thoughtful about what you destroy when you change zoning without giving voters the full facts on what you are trying to do. The fastest way to end support for affordable housing initiatives is to make it clear that homeowners rights are not your concern.
- I am generally not in favor of government interventions in the market, but for environmental, aesthetic, public works maintenance, and affordability reasons the county should consider placing zoning limits on new builds and renovations/rebuilds for SFHs so that the continued addition of McMansions don't continue to add to the stress on the system. Adding 5 bathrooms to a lot that previously had 2 leads to a huge problem down the road, when multiplied out to all the new XXL homes.
- Stop pandering to the rich. Stop permitting the endless building of McMansions and high rent buildings. I know it generates tax revenue but it would be nice to see the County government actually do something instead of just talking. This survey is nice but I have no faith that anyone in charge of this County cares any more about anyone but the super wealthy.
- "To reach Arlington's full potential and fix the housing problem, you're going to have to piss off a lot of single-family property owners. In such a small county by land area, the amount we've dedicated to single-family housing is absurd, especially within 2 miles of metro stations. Arlington is a city pretending to be suburbs. Prices are high largely because land that could house hundreds of people in a condo is housing 3-5 in a mansion.
- Democracy is a complicated problem, I recognize. Satisfy current property owners (who, I recognize, pay a lot of taxes) and you ostracize potential ones (like me, who will probably move to Alexandria when buying). Good luck!"

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- County needs to be serious about funding and density tools, including a more progressive Inclusionary Zoning Ordinance.
- Legalize apartments & townhomes in all residential zones! Arlington should look to Minneapolis zoning change as an example but go beyond and take even stronger leadership.
- We need to talk about lot coverage. Creating duplexes and triplexes should not mean we increase lot sizes and cut down trees. There is too much clear cutting to build McMansions right now. We need to increase affordability by incentivizing smaller footprints for single family and allowing slightly larger footprints for multi-family (to incentivize the building of those housing types). By allowing duplexes and triplexes in single family neighborhoods, we create the possibility that McMansions can be converted to homes that house more than one family and become affordable when split between two or three families while providing an opportunity for those families to build wealth. Also, we need to have a comprehensive plan for schools and public facilities so that school overcrowding is not the reason we can't move forward on this.