

This is a summary of the eligibility element in the proposed RPP program.



Current Program:

Today, the RPP program limits eligibility to petition for RPP restrictions to households living in nearly all single-family homes, as well as some townhomes, duplexes and apartments or condominiums.

The program limits eligibility for townhomes, duplexes and apartments or condominiums through a series of "tests" including the year in which the building was built.



Proposed Program:

In the proposed program, RPP eligibility would expand to all single-family detached homes, accessory dwelling units, duplexes and townhomes, apartments, and condominiums, except for those approved by processes where the County Board can allow a building to be built with less parking than the zoning ordinance allows. Some residents may recognize “site plan” as a term for one of these processes.

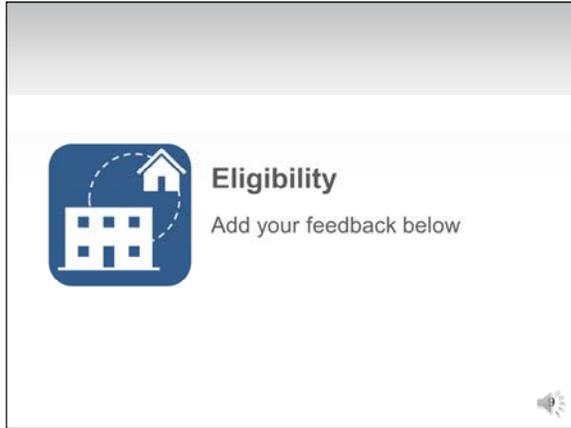
Why We’re Proposing This:

During the review, residents wanted to talk about eligibility a lot, and many had strong opinions about who should and should not be able to petition for RPP. For many residents we heard from, RPP eligibility was fundamentally about fairness. The proposed changes to eligibility rules address those fairness issues.

The change also returns the program to its original eligibility; from the program’s inception in the 1970s until the early 2000s, households in townhomes, duplexes and small apartment buildings were eligible for RPP petitions and permits.

Some residents will see excluding households who reside in homes built through the “Site Plan” and certain “use permit” processes as unfair. However, it prevents developers from building housing with a reduced number of parking spaces and then expecting County streets to house vehicles that exceed the number of parking spaces built with that housing.

Excluding these buildings is also necessary to reduce resident opposition to much needed new housing construction; while about half of Arlington residents support building new duplexes, townhomes, apartments, and condos in their neighborhoods, only about one in four residents support new housing if residents in those buildings are able to park on street.



Now, please provide your feedback on the eligibility element of the proposed RPP program by answering the questions below.

Thank you for your interest in the RPP program.