

Question 1. If you supported the County's recently approved Missing Middle rezoning, what are the top 3 goals you think it will achieve and how will we track those?

Natalie Roy: Answer 1.a. I did not (and do not) support the County's densification program. I would still, nevertheless, like to respond to this question.

When the new Board is seated in January, the densification program will have been in place for over six months and we will have data on the real estate market's response. I will be especially interested in the following:

- *The number of new permits issued;*
- *The parameters of those permits;*
- *Whether the new housing stock is zoned fee simple, condo or rental;*
- *The percent of home sales resulting in increased density;*
- *The location of the new housing; and*
- *The list prices of the new housing stock, and in particular the percent of those homes that are three- and four-bedroom homes selling for between \$500K and \$1 million.*

If you did not support it, how do you think the community should be approaching housing policy and what are the top 3 needs and some solutions you'd offer?

Natalie Roy: Answer 1.b. I am a proponent of smart growth and will support comprehensive and environmentally sound strategies that will increase Arlington's affordable housing. These strategies include:

- *Exploring lot coverage and set back requirement reform;*
- *Requiring developers to add more affordable units than currently designated for all new construction projects and to add more properties with 3-4 bedrooms in new multi-unit buildings to accommodate families.*
- *Conducting more robust outreach around the Arlington County Real Estate Tax Relief (RETR) program, which provides exemptions and/or deferrals of real estate taxes for qualified Arlington homeowners who are age 65 or older, or who are permanently and totally disabled.*
- *Exploring additional programs that could provide financial relief to older residents and residents with disabilities (e.g., personal property tax relief, vehicle registration fee relief, solid waste fee relief).*
- *Establishing and supporting non-profit community land trusts & housing coops that can buy older homes that are vulnerable to being torn down, upgrade them, and sell at below-market costs to low- and mid-income residents.*
- *Putting more resources into Arlington County's existing home ownership programs, which include the Affordable Dwelling Units (ADUs) program, Moderate Income Purchase Assistance Program (MIPAP), and the Live Near Your Work program.*
- *Evaluating and converting under-utilized commercial space to residential housing, where feasible.*
- *Increasing funding to the Arlington Housing Initiatives Fund (AHIF) by requiring more from developers and tapping other tax resources.*
- *Providing innovative financing and mortgage lending programs to middle and low-income homebuyers.*

**For all candidates, what would you change about Missing Middle if you could?
Candidate (insert name) Answer 1.**

Natalie Roy: Answer 1.c. I would publicly state the objectives of the program – in particular increasing the affordability and diversity of housing in Arlington – and specify the metrics by which we would assess the success of the program in achieving its objectives. I would also state the other values we want to preserve in Arlington – including preserving tree canopy and green space, maintaining appropriate lot coverage, continuing transit-oriented development – and the means by which we intend to preserve them.

**Question 2. The county-wide commercial vacancy rate is at an all-time high of over 20%, which is more than double what it was from 2007-2011. What is the impact on our budget and what are your plans for addressing this gap?
Candidate (insert name) Answer 2.**

Natalie Roy: Answer 2: We need to be creative about the alarming rate of commercial space vacancies. This has been and will continue to be a major impact on the County's budget. It will need to be addressed by the new Board in 2024.

The County needs to think outside the box and explore a wide range of uses for these empty spaces, including:

- *affordable child-care centers;*
- *indoor recreational facilities;*
- *classrooms;*
- *theatre venues;*
- *indoor farming; and*
- *housing for essential workers and the most vulnerable members of our community.*

In a land-strapped county we need to be constantly on the look out for land opportunities that might be ripe for successful private/public partnerships.

**Question 3. Board member Garvey has expressed interest in the past year in reviving long-term planning for the county, a 20 or more year look ahead (similar to the Missing Middle efforts of both Portland and Minneapolis.) One of ASF's key platforms is the need for the County to proactively plan and budget for infrastructure and services for new residents. Do you share the Garvey view and what are 2-3 concrete steps you would propose as a new board member?
Candidate (insert name) Answer 3.**

Natalie Roy: Answer 3. The current County Board has been reactive, rather than proactive. I agree that we need to develop a 20-year+ long range, strategic plan. To implement this, I would work with other Board Members to:

- *Assemble a wide range of stakeholders, including real estate professionals, non-profit organization leaders, heads of community groups, etc.*
- *Use community meetings, polls and other means of gathering public input;*
- *Propose long-term goals; and*

- *Propose metrics for assessing the achievement of the goals.*

4. We have recently seen high-profile site plan projects stopped in their tracks (Pen Place, Marriott redevelopment). Both projects had promised "community benefits" as part of Arlington's site plan review system and these are also now on hold. Do you think this "community benefits" system has any inherent risks? Would you consider some type of a "pay-as-you-go" funding system for new development, or a proffer system as we see in other nearby jurisdictions, if you are elected to the board?

Candidate (insert name) Answer 4.

I would support a transparent system that prioritizes the community first and the developer second. As a board member I will level with the community as to the true costs of all extra benefits provided to the developer. I have seen a developer avoid creating open space by paying into a fund that was not clearly used for the benefit of the local community. My inclination would be to negotiate with developers to provide permanent physical benefits to the community – such as open space, more trees, bike lanes, or even a certain number of three- and four-bedroom units – rather than simply paying into a fund that may or may not end up benefiting the local community.