

County Board Candidates Address Affordable Housing

The Alliance for Housing Solutions asked the 6 Democratic Primary Candidates to respond to 3 questions about affordable housing. The candidates were informed that answers would be posted in their entirety and that notice of the posting to the AHS website would be sent to the AHS list serve and local press.

1. What do you rank as the highest priorities facing Arlington County in the near future? Where do you place maintaining/increasing the supply of affordable housing in Arlington in the list of priorities, and why?
2. For several years Arlington has had a target of increasing the supply of Committed Affordable Housing Units (CAFs) by 400 annually. However, this target has most often not been met. In your view, why has the County failed to meet its target? What can be done to reach the target, or do you see a need to modify the target?
3. What specific actions do you think the County should be taking to help preserve/increase the supply of affordable housing, including both CAFs and market-rate affordable units?

No edits have been made. Candidate responses appear below in the order in which they were received. More information can be found at the following websites:

<http://www.melissabondi.org>
<http://www.fallonforcountyboard.org>

<http://www.libbygarvey.com>
<http://www.kim4arlington.com>

<http://www.SimsforArlington.com>

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Elmer Lowe	The highest priorities facing Arlington in the near future are: Affordable Housing, The economy, Unemployment, Illegal Immigration and Real Estate and Personal Property Taxes, in that order. I place Affordable Housing at the top of the list because there are families of 10 or more living in one and two bedroom apartments and homes, eating and sleeping in shifts because they cannot locate or afford a place to live in Arlington. I have seen such situations while working as a Deputy Sheriff in Arlington.	The annual target on Committed Affordable housing in Arlington has not and will not be met because the low rental affordable units are being sold to builders, when demolished, (Dunbar homes on Shirlington Road – 84 units). Replacement homes are for sale in the \$600,000 - \$700,000 bracket. Soon the affordable units in Arlington View (George Washington Carver Mutual Homes will be sold – 41 units). I have been told that 31 new homes will be constructed in this area. The Macedonian was completed this year with only 36 units. This will cause a decrease of 99 units of affordable housing in South Arlington within the last four years once the George Washington Carver Mutual Homes are sold. There were three new large apartment buildings	As stated in the last two sentences [in my answer to Question 2] and The manner in which the Shelton and Macedonian Apartments were built and operated, more should be built and if necessary, controlled by the County (AHC).

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<i>Lowe, cont.</i>		completed on Columbia Pike this year. When an investor requests to build such apartments in Arlington, a part of the agreement should be that a small percent be marked for affordable housing.	
Kim Klingler	<p>Some of the highest and most immediate priorities facing Arlington County are: balancing density with smart growth and transportation, ensuring we have enough seats for our students, and maintaining a diverse and caring community. The need to maintain and increase the supply of affordable housing informs each one of my priorities.</p> <p>We are privileged to be called home by people from all types of backgrounds, professions, cultures, and languages. We need to concentrate on affordable housing so that people can raise families here, so young professionals can grow roots here, so that the aging can stay in their homes, so that teachers, fire fighters, medical personnel, caregivers, and service providers can call Arlington home. These are our values, and having a diverse community is practical, assists us in supporting each other, and lets us thrive.</p>	<p>I would not support modifying the target until we have exhausted all options and tools. However, we are challenged in meeting our target because Arlington is an attractive place to live and therefore investors, developers, and owners can choose to charge higher prices. Owners may also choose to avoid the hassle of renovating their properties, incurring higher taxes, and choose to sell to developers.</p> <p>Currently, Arlington is constrained under the Dillon Rule, but uses a multitude of tools, including federal, state, and local programs to attempt to meet our affordable housing goals. Arlington should continue to use these tools and seek to expand and strengthen them whenever we can; for example:</p> <ol style="list-style-type: none"> 1) Funding for the Affordable Housing Investment Fund (AHIF); 2) Approval of Bonus Density in return for affordable units 3) Funding or inclusion of affordable units in site plan developments under the guidelines of the Affordable Housing Ordinance 4) Using a Transfer of Development Rights to fund or promote additional affordable housing 5) Use of tax incentive programs, such as 	<p>The county should continue exercising the tools listed above in #2, and the county should also look to lessons learned in other jurisdictions regarding rehabilitation, improvement, and reuse programs.</p> <p>Although the county should continue to encourage affordable units in all new construction, the county should increase its efforts to identify current owners who rent out their properties as well as at-risk properties and work with these owners to maintain and preserve affordable units. The county may consider some of the following options when reaching out to owners: providing financial incentives, increasing opportunities for density transfers within a single property or between properties, highly encouraging owners to sell to the county if the county can match the privately-offered price, etc.</p> <p>The county should also use the current school capacity issue as an opportunity to look into the development of multi-use and multi-purpose facilities that may include affordable units. Other jurisdictions have made long-term plans to pair schools or daycare centers with</p>

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<i>Klingler, cont.</i>		<p>the Federal Low Income Housing Tax Credit and federal and state Historic Tax Credits</p> <p>6) The Use of “Public Land for Public Good”, as in the new Arlington Mill apartment project.</p> <p>Our commitment to affordable housing may also include the use of tools that address housing rehabilitation programs, multi-family improvement programs, great house concepts, and adaptive reuse. The combined usage of these tools may assist Arlington in meeting its affordable housing goals while being sensitive and balancing density across our corridors and neighborhoods.</p>	<p>affordable housing, with specific inclusion of affordable units for those 55 years and up. We need to use lessons learned from these and other communities as we look at a long-term affordable housing plan for Arlington County.</p>
Libby Garvey	<p>Affordable housing is one of my top priorities. If we are to preserve Arlington as a diverse and vibrant community we need to have people from all income levels living and working here. This is an increasingly large and difficult challenge in a community like Arlington. The fact that we've lost about 2/3 of our affordable housing since 2000 should concern everyone. This affects not only those on the lowest economic level, but median income people who are the backbone of any community: people like our police, firefighters and teachers. My work over the past 15 years has made me quite aware of this issue. Our schools, the heart of our community, are perhaps more affected than any other sector by these changes. The redevelopment of older multi-family dwellings is very destabilizing and stressful for many of our students and</p>	<p>In answer to your first question, this is an extremely difficult issue given the constraints the state of Virginia puts on local governments trying to influence development. This is a "by right" state and people can do pretty much what they want with their property. Most people want to maximize their profit and that does not lead easily to providing affordable housing here. Market forces are against us. That said, I believe we, as a community, are not clear about how important affordable housing is for Arlington. We need to incorporate affordable housing into an overall strategic plan for Arlington. If we do not set affordable housing as a clear priority for Arlington, it is all too easy to lose focus and let this important need slip through the cracks.</p>	<p>There are a number of tools the County can and does use to do this. These include supporting non-profit organizations like APAH and local churches like Macedonia Baptist that help provide affordable housing, as well as negotiating with developers to provide affordable housing in return for increased density. As mentioned above, as housing stock committed to affordable housing ages out, we need to renew the commitments and look for more opportunities to work with the owners of these buildings so they can get sufficient income to maintain affordable rates. This could include financing help with tax incentives or tax credits and loans. As development continues, we need to work hard to get commitments from developers to significantly support building CAF's</p>

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<i>Garvey, cont.</i>	<p>their families as they continually move to find affordable housing within Arlington. It affects our employees as well. Some teachers, especially newer teachers, often have difficulty finding an affordable place to live and often commute long distances to work. At some point, employees find it is just too expensive and too difficult to work in Arlington. Finally, many of us who have raised families in Arlington are finding that our own children cannot afford to live here, or struggle to do so. It is distressing when Arlington's children who grew up here and went to our schools cannot live here. Maintaining and increasing the supply of affordable housing is crucial to maintaining the Arlington we know and love. Doing so is one on my highest priorities.</p>	<p>In answer to your second question, I do not believe we should modify the target, at least not without extensive public input and discussion about how important affordable housing is to Arlington. We need to be honest with ourselves about how important affordable housing is to our community and what it will take to provide sufficient affordable units. We need to have this conversation as a community and set long term goals for the amount of affordable housing we want Arlington to have in the future. As I outlined above, that discussion needs to happen and our commitment made clear if we are to reach the goals we set. We are falling considerably short of the target by about 150 CAF's on average per year. There are a number of aging buildings with affordable units in the Ballston-Rosslyn corridor and along Columbia Pike. In order for us to reach the target of increasing 400 CAFs, it will be important for Arlington to maintain as much as possible the CAFs we do have. We must not only look to add CAF's but also extend the commitment to affordable housing for those units we have already which are ready for renewal and reconstruction.</p>	<p>either directly or indirectly with TIFs, site plan conditions and bonus density. As a member of the County Board, I will be looking for other creative ways to meet this important need. There have been some few discussions with schools about affordable housing and I think those discussions should continue to see if there is a way to work together on this issue.</p> <p>I think the most pressing issue is the need for more intentional and transparent systems for planning and improvement to manage growth: an overall strategic plan with clear priorities for the County as a whole, and monitoring systems to see if we are progressing towards our goals and working as efficiently as possible. This planning should involve citizens and I am sure affordable housing would be a top priority. The overall goal should be to preserve what is most important to us about Arlington and ensure that our core services and our safety net are properly supported as we grow and develop. I believe both the safety net and what is most important to us about Arlington includes affordable housing.</p>
Peter Fallon	<p>The overall challenge for Arlington is about long term sustainability and livability. We have a very high quality of life, which we should not take for granted. We need to focus on strong fiscal management, maintain great schools, and reevaluate how we make our capital improvement</p>	<p>There are a variety of factors that contribute to the challenge of creating CAFs. For profit developers have not accepted the business case for constructing affordable housing. We have market forces that encourage property owners and developers to pursue market</p>	<p>The decrease in affordable housing units is a challenge throughout the Washington, DC region. I am interested in all ideas for preserving existing affordable housing and building new units. We need to adopt best practices and success models</p>

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<i>Fallon, cont.</i>	<p>decisions, invest in our aging community infrastructure, attract new business and high paying jobs, protect our natural environment, and include a safety net for the most vulnerable among us.</p> <p>Arlington has historically been a place where people of different income levels could live. Affordable housing has always been a part of Arlington’s environment and must remain so. Much of our single family housing stock was created immediately before and after WWII to provide affordable housing to government workers and returning servicemen and their families. Financing was provided through new Federal programs designed to encourage home ownership. It was possible to have quality housing on only one income.</p> <p>As the DC region has grown, close-in locations such as Arlington have become more convenient, and demand has substantially increased housing prices. Arlington has seen further pressure on affordability in great part due to our high quality schools and good government. In contrast to much of the nation, local housing prices have remained generally stable and rental vacancy rates are low. Developers continued to build in Arlington during the economic slowdown and we’re seeing a marked increase in new proposals. We are fortunate to live in such a sought after community. Others wish to join us, which has further increased demand and increased housing costs. Newcomers must have higher</p>	<p>rate projects over affordable housing. The high costs of land acquisition, development and construction encourage market rate housing. Project financing is often contingent upon achieving a stated rate of return. There are also a limited number of nonprofit developers in our local market which have provided the majority of our CAFs. However, non-profit developers have less access to traditional capital markets and rely upon obtaining LIHTCs or AHIF loans for a significant part of their financing. Development and construction costs are the same as with market rate projects. Arlington’s site plan process adds to the development costs. Often non-profits must seek AHIF loans to cover these costs.</p> <p>I would support moving away from a 400 units per YEAR approach in favor of adoption of a multi-year time horizon. For example, we want to have “X” number of CAFs in 5 years, 10 years, 15 years, etc. I would also modify the target to factor for location and housing style. For example, units within the metro corridor will have higher land costs vs. other areas. I do believe that new affordable housing should be near transit. However, we may be able to bring transit options closer to affordable housing, vs. bringing new units to the Metro corridors. With respect to housing style, high rise flats with underground parking will have a higher cost per unit to construct compared to medium height projects with above grade parking decks or limited surface parking.</p> <p>If our goal is to create more units of attractive quality-built affordable housing</p>	<p>used by other communities. Some actions the County could further consider include:</p> <ul style="list-style-type: none"> A) Revisit the affordable housing ordinance. It has been five years and it is time to convene another roundtable discussion of stakeholders (housing advocates, developers, financiers, subject matter experts, nonprofits, and community leaders) to revisit the current model and seek a greater impact. I believe the financial contribution option should vary depending on the location of the project and how it meets other public policy goals. In the absence of consensus, the existing local/state ordinance provisions would continue to remain in effect. We have nothing to lose by initiating the conversation. We have much to lose by avoiding the conversation on the assumption we will fail in our efforts. B) The existing site plan bonus for affordable housing should be reevaluated to incentivize production of more units of affordable housing and spread the units around Arlington. C) Further look to mixed income projects to help with subsidizing CAFs. D) Historic preservation, coupled

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<p><i>Fallon, cont.</i></p>	<p>incomes (as compared to those departing) to afford housing. Over time, we are losing our middle class and overall economic diversity.</p> <p>Affordable housing is often defined in the context of rental housing expense as a percentage of income. Obviously, utilities and transportation costs have to be factored in too. However, we need to look more broadly at the concept of what really constitutes an affordable community. Residents need affordable retail options, safe neighborhoods, high quality schools, open space, recreational amenities, a reliable transportation network, high paying jobs, access to childcare, and other things to have a truly affordable and sustainable community with a high quality of life for all. As a member of the Arlington County Planning Commission (and liaison to the Housing Commission), I have applied smart growth principles and a vision of a better Arlington to policy decisions and actions.</p>	<p>units, then we need seek the best return for our limited fiscal resources. We need to make wise choices in how we are spending AHIF funds. Housing style, construction costs, building height, density, bedroom mix, and other factors should be considered and compared. New units should incorporate elements of universal design to minimize barriers to accessibility and allow options for seniors. We also should seek opportunities for incorporating supportive housing, whereby needed services are delivered in a cost-effective way to help at-risk individuals live more stable and productive lives</p> <p>In summary, we need to modify the target and our method of achieving it. Instead of 400 units per year (wherever and however we get them), I'd prefer a plan and multiple targets that measure CAF production over a longer time horizon, with a variety of housing styles and construction methods, spread over different parts of Arlington. I believe that this approach would be more flexible, more cost effective, and yield more total units over time. We should not decrease our commitment, but we can take a different and more active approach to creating new CAFs, which I will describe [in my answer to Question 3].</p>	<p>with protection on unit or bedroom count, and conversion to CAFs.</p> <ul style="list-style-type: none"> E) Public land for public good (e.g., Arlington Mill, Buckingham). Arlington should seek land transfers (or easements) from Virginia and Federal government for additional potential sites. We should consider co-locating (joint-use) affordable housing on county sites with recreation centers, mew schools, fire stations, and other public buildings. This model has been used successfully in Alexandria and New York City. F) Community land trusts (additional authority necessary from General Assembly). G) Accessory dwelling units, subject to building code limitations and other conditions. H) Inclusionary zoning (requires General Assembly action). I) Changes to the zoning ordinance to encourage affordable housing (e.g., Virginia Square sector zoning overlay and Fort Myer North Plan). J) Certification of Transfer of Development Rights (TDRs)-- consider making TDRs more valuable if either preserving affordable housing on the sending site or building affordable housing on the

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<i>Fallon, cont.</i>			<p>receiving site.</p> <ul style="list-style-type: none"> K) Revisit site plan requirements and conditions on affordable housing projects. L) The County could assist property owners with low interest rate loans or other favorable terms on rehab projects (MARKs) in exchange for CAF units or other affordability controls. Rehab loans should be considered for increasing energy efficiency of older housing stock, to assist with lower utility bills, which also directly impacts housing costs. M) Continuing to work with property owners (MARKs) to identify incentives to offset pressure to redevelop or remarket properties. N) When supported by data, and proximity to transit, consider greater reduction to the parking ratios. O) Explore affordable home ownership options, including limited equity co-ops (requires action by General Assembly). <p>Under the existing housing ordinance developers often choose to provide a cash contribution in lieu of providing actual on-site or in nearby properties. It has been more convenient for applicants to write a check at time of certificate of occupancy, rather than consider CAFs. The contribution is put</p>

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<i>Fallon, cont.</i>			<p>into the County's AHIF fund, and provides a financing option for non-profit developers seeking to create CAF's. During down cycles in the local construction market, fewer projects are completed and less money is paid in to the AHIF fund. To help nonprofits obtain traditional financing, AHIF funds are permanently subordinated and least likely to get repaid. In effect, a limited amount is available to lend out, new cash flows in are slow, repayment is slow too. Developer contributions to the AHIF fund has given us the primary mechanism to create new affordable units in the past few years. However, it is not a sustainable tool for the long term.</p> <p>We need to have an honest conversation. Is it really important to us, or are we just paying lip service? It's time to stop making excuses about our limited tools. We need to begin working NOW to have the tools in 5, 10, 20 years. Enabling authority is necessary for some tools and we need to lay the groundwork to eventually obtain approval from the state government. The loss of affordable housing affects communities throughout Virginia. Arlington is not alone and over time can find common agreement with other parts of the state towards solving this shared challenge.</p>
Terron Sims	Arlington County faces a number of important challenges which its citizens and the County Board will have to address.	The goal of increasing the supply of CAFs by 400 annually should be constantly reviewed and revised when necessary.	Preserving and/or growing the supply of CAFs and market-rate affordable units is a difficult question which

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<i>Sims, cont.</i>	Among the greatest challenges is planning for the inevitable continued growth of the County and the consequences of such growth. A thoughtful approach to such growth is required so that all residents can afford to live, shop, work and raise their children in Arlington. Against this background, planning for growth should specifically and carefully address the issue of affordable housing in Arlington.	This target has often not been met because creating CAFs is an extraordinarily complex real estate development transaction which has multiple facets, many of which are extremely demanding and time consuming. For example, an acquisition of a building to be used for affordable housing often requires multiple sources of financing, ranging from simple debt financing and the appropriation of funds by Arlington County to the sale of tax credits to local banks. The groups who have successfully completed these transactions should be commended for their efforts and the results they have achieved.	should be considered in the planning process defining Arlington's growth. It is ultimately a policy question that involves tax subsidies, expenditure of tax revenue and, possibly, zoning changes. Notwithstanding the practical difficulty in executing transactions which increase the supply of CAFs and market-rate affordable units and the legal constraints under which Arlington County operates, Arlington County has a broad array of existing tools which can be utilized to increase the supply of affordable housing, which are generally outlined in a March 2006 memorandum published on the Arlington Country website at " http://www.arlingtonva.us/Departments/CPHD/Documents/8586Creative%20Housing%20Tools.pdf ."
Melissa Bondi	In this and in other questionnaires, I have placed maintaining and increasing the supply of affordable housing at the top of my list of priorities. Arlington has long been a leader in seeking equality, justice and opportunity for everyone in our community. As we celebrate our diversity, we must be vigilant in fighting for equality for people of every race, ethnicity, physical ability, age, income, gender and orientation. Today, market forces pose the most significant threat to our diversity, through the loss of affordable housing. Access to safe, secure housing stabilizes families and gives children a better environment in which to learn and to grow.	Arlington's Goals & Targets were updated in 2011 but have included the 400 units/year standard since 2003. This comprehensive approach to affordable housing planning and policy outlines important benchmarks for the way Arlington achieves its portfolio of affordable housing goals, in order to create a continuum of housing choices. It guides the work of the Housing Commission in reviewing proposals and in making recommendations on funding and policy initiatives. As stated in the question, we are regularly missing our target to produce 400 units a	I'm proud of my work to help implement a number of new housing initiatives and policies in the past decade, from Inclusionary Zoning (through the Affordable Housing Ordinance) to eliminating by-right Town House in Ft. Myer Heights, to permitting Accessory Dwelling Units, to Transfer of Development Rights and Public Land for Public Good policies. As a Board member, I will continue to support use of our portfolio of existing zoning and financing tools, while seeking new alternatives that can be applied successfully in Arlington to meet our many community goals.

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<p><i>Bondi, cont.</i></p>	<p>Affordable, accessible housing attracts and retains our local work force, frees up personal income to meet other needs and pursue goals, increases the efficiency of our transportation networks, and even enhances our county's emergency preparedness.</p> <p>Unfortunately, Arlington has lost ~10,000 units of market-rate affordable housing in the years between 2000-2010, through redevelopment, condo conversion and market rent increases. The economic recession has not meaningfully abated that trend for the long term; indeed, through foreclosure, and wage or benefits losses, the economy has further contributed to the risk of even more families losing access to affordable housing.</p> <p>My interest in affordable housing is not new. I was appointed to Arlington's Housing Commission in 2004 and served as its chairman in 2006-07. During that time I worked to preserve and create hundreds of units of committed affordable housing, from Lee Highway to Columbia Pike. I have chaired numerous committees and served as the Housing Commission representative on many site plans, sector plans and other financing, policy and project reviews. I helped to write new, bonus affordable housing provisions into the Clarendon Sector Plan, was one key author of the Accessory Dwelling Units ordinance, and worked on Arlington's 10 Year Plan to End Homelessness, the Permanent Supportive Housing Plan,</p>	<p>year. Demand is clearly not the problem. A number of factors have prevented Arlington from reaching the 400 units goal every year; not all of them have been true at the same time.</p> <p>The best response is not to change the target – rather, it is to increase the variety of existing, expanded and new tools that will be needed to meet the needs of Arlington residents across the full housing continuum. I'm proud of my work as an advocate, neighborhood leader and Housing Commission chairman to preserve, renovate and create hundreds of committed affordable housing units throughout Arlington.</p> <p>Arlington works in partnership with nonprofit and for-profit housing owners and developers to preserve and create housing. Virtually all affordable housing is developed on privately-held land, and is financed based on the market value of the property and improvements. Even with the recession, the rental market and overall land values in Arlington did not drop by much, keeping it expensive to acquire rights on property for affordable housing preservation, renovation or creation. Financing has also been more difficult to achieve, as banks and other lenders held credit markets tightly, especially on residential projects.</p> <p>As well, the escalating cost per unit to produce affordable housing is well-documented. Land prices remain a major factor in the cost of affordable housing. In</p>	<p>Some specific actions include:</p> <ul style="list-style-type: none"> - Increasing the amount of County-contributed AHIF funding in baseline budgets. We need to look thoughtfully at the amount of demand vs. supply of financing dollars for projects, and build a timeline for predictable increases in AHIF to meet demand. - Ensuring meaningful committed affordable housing provisions in all sector plans. - Adopting recommendations of the Columbia Pike Land Use & Housing study, now underway, once they have been evaluated for their ability to preserve and create affordable housing units – along the Pike, and as the tools can be applied more broadly, for Arlington as a whole. - Upholding goals of the County's 10 Year Plan to End Homelessness, and focusing on tools and resources to create more permanent supportive housing, transitional housing, housing grants and other programs to help reduce and prevent homelessness - Pursuing other innovative elements of the "20 Big Ideas"

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<p><i>Bondi, cont.</i></p>	<p>Housing Grants, Tenant Assistance Funds, Arlington Housing Investment Fund (AHIF) policies and loan allocations, and numerous home ownership and other County programs focused on affordable housing. I also served as a member of the Community Development Citizens Advisory Committee (overseeing Community Development Block Grant allocations) and worked alongside County staff and citizens to respond to the dramatic loss in funding of the Local Public Assistance Cost Allocation Plan (LPACAP) program in 2006.</p> <p>I have also pushed for more progressive affordable housing policies in Arlington as an advocate. As a Board member of the Arlington New Directions Coalition since 2004, I helped to organize the '20 Big Ideas' conference, which showcased 20 new approaches for increasing our supply of committed affordable housing, including a few that I and other advocates worked successfully to get the County Board to adopt. I was an advocate for the "Public Land for Public Good" policy, and for a 10% policy for committing affordable housing contributions in site plan approvals. I was a member of the Affordable Housing Task Force that crafted Arlington's landmark Affordable Housing Ordinance, now codified in state law, which guarantees affordable housing resources to be provided in site plans for residential, commercial, retail and other uses. I served as an appointee to the General Assembly's VA Housing Commission work group on statewide</p>	<p>2004, the County averaged \$40,000 per unit of affordable housing subsidy (through loans and other means of support.) In 2011 it is close to twice that amount. One prominent for-profit developer suggested to a local Arlington audience that the production costs per unit might reach \$200,000 per unit in the next ten years, following current trend lines. It is expensive to acquire property, and is increasingly complicated to finance deals, especially when applying for competitive 9% Low Income Housing Tax Credits (a federal program administered through the Virginia Housing Development Authority.)</p> <p>Fannie Mae and Freddie Mac have been diminished as partners in supporting strong housing programs at many income levels, and federal affordable housing and HUD programs have been reduced or threatened significantly in recent years, including HOME CDBG, Sustainable Communities, Housing Choice Vouchers, Section 202 housing program for seniors, Section 811 housing program for persons with disabilities, and many others. These are also barriers to achieving our 400 units/year goal.</p> <p>The County's major local financing tools for producing affordable housing – AHIF loan financing to Housing Grants – have been increased in recent years to respond to demand and to help increase the number of committed affordable housing units. Bonus density provisions have also been used successfully to create more affordable housing along the Orange Line</p>	<p>forum – from Community Land Trusts to a statewide housing trust fund.</p> <ul style="list-style-type: none"> - Improving our community discussions and project reviews for projects that would use bonus density or other tools to achieve more affordable housing beyond the Ordinance. We must engage all stakeholders early, in constructive dialogue, to respond to concerns and gain allies for our important work. As I've done in other projects, I would begin by convening upfront, open-table dialogues among all interested parties specifically to discuss and explain the full range of housing aspects, benefits, costs and alternatives, and to share in understanding and addressing issues raised by neighbors and others. - Fostering community partnerships to jointly promote the economic and community benefits of combined affordable housing and historic preservation, specifically in garden-style complexes. (Wakefield Manor and Gates of Ballston are two examples of these successful partnerships.)

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<p><i>Bondi, cont.</i></p>	<p>housing policy, and am a current board member of the Virginia Housing Coalition and the Northern VA Affordable Housing Alliance. I serve as an advisory committee member to both Housing Virginia and the United Way Metropolitan Region Affordable Housing Community Impact Campaign.</p> <p>I was one founding member of the citizen-led Save Buckingham Coalition to get the property owner and the County to enter into negotiations that prevented the loss of 300 units of market-rate affordable housing to by-right town houses in Buckingham Villages. I subsequently chaired the Buckingham Villages Community Preservation Committee, which worked directly with tenants, the developer, staff, Commissioners and housing advocates to develop a number of comprehensive, innovative programs to preserve low-income families at Buckingham Villages. I also helped to lead negotiations to ensure significant community benefits as well as the creation of 300 committed affordable housing units, including home ownership opportunities, on site.</p> <p>Professionally, I serve as Project Coordinator for the Nonprofit Roundtable of Greater Washington, where I focus on improving the ability of nonprofit partnerships to deliver affordable housing, safety net, education, youth and related services to local residents. I have also served as director for the regional Think Twice Before You Slice campaign, a joint</p>	<p>corridor, in Buckingham and elsewhere in the County. These provisions have also led to some contentious community discussions, relating to the height and density of some proposals, and concerns about the loss of other community benefits (among many examples are open space, historic preservation, and parking.) In some cases, neighbors have been pitted against neighbor in divisive battles that were costly, time-consuming and painful for many stakeholders and members of our community, no matter their position on the issues at hand.</p> <p>Arlington offers tax relief programs to keep housing affordable for seniors and persons with disabilities. As well, the County has used state programs (like SPARC and REACH) and its own programs (Live Near Your Work, MIPAP) to help achieve affordable home ownership goals, but these programs, too, have suffered due to the recession.</p> <p>Still, while these programs and resources have helped many Arlington families afford to live in Arlington, we are producing far less compared to the demand for affordable housing today – for our seniors, young families and others early in their careers, for our teachers, nurses, bus drivers and nonprofit professionals, and for those who are underemployed as a result of the recession, or medically vulnerable, of very low income, or at risk of homelessness. Over a lifetime, each person may have changing housing needs. As I discuss later in the</p>	

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<i>Bondi, cont.</i>	<p>initiative of the Nonprofit Roundtable and the Center for Nonprofit Advancement, which emphasized analysis, education, and community engagement on the impacts of local and state budget decisions across the Metropolitan area on low-income and vulnerable populations.</p> <p>Previously, I also served as Housing Director for the Coalition for Smarter Growth, researching, developing, and promoting best practices throughout the Washington Metropolitan region in the areas of affordable housing and equitable development, and its coordinated role in planning, zoning, transportation and transit, and community empowerment and participation in local decision-making. As a federal housing policy consultant for Smart Growth America, I led research, analysis and recommendations for federal housing policy for the U.S. Department of Housing and Urban Development and the Interagency Partnership for Sustainable Communities, including brownfields development, federal housing financing instruments, and other housing initiatives.</p> <p>I have spoken at dozens of local, regional and national conferences on affordable housing, equitable development and preserving mixed-income communities; a partial list of my national speaking engagements includes the EPA Smart Growth Conference, PolicyLink, Low Income Support Coalition, Housing Justice Network, RailVolution, and the National Housing Conference.</p>	<p>questionnaire, we will need a variety of existing, expanded and new tools to meet our community's needs now, and in the future.</p> <p>That's why I support the retention of the 400 units/year. It serves as a clear benchmark and reminder of the significant need for affordable housing in Arlington.</p>	

Candidate	Q1. County priority for affordable housing	Q2. Meeting the annual CAF goal	Q3. Actions to preserve/increase affordable housing
<i>Bondi, cont.</i>	<p>My professional and Arlington experience has provided me a comprehensive and practical understanding of the complex areas of affordable housing policy, planning and zoning, production, preservation, finance and tenant issues. Of course, Arlington has many other priorities as well, from public safety to infrastructure to the environment. In addition to preserving our diversity and affordable housing, two additional priority challenges I would focus on as a County Board member include:</p> <ul style="list-style-type: none"> - Addressing the current and projected rising public schools capacity. This includes assessing and evaluating alternatives for adding capacity on Schools (and possibly County) property. It also includes budgeting the appropriate resources and creating a realistic timeline for increasing schools capacity to achieve important education outcomes, and delivering the highest-quality K-12 learning environment for all students. And, it includes determining the resulting additional costs for educators and other staff, utilities and other program support for new classrooms, and working through how those resources will be paid for, and over what period of time. I respect tremendously the role of the School Board for their stewardship of our schools; as a County Board member, I would want to be a supportive, collaborative partner with them in every way to ensure Arlington's children have all the resources they need to succeed. 		

Candidate	Q1. County priority for affordable housing	Q2. Meeting the annual CAF goal	Q3. Actions to preserve/increase affordable housing
<i>Bondi, cont.</i>	<p>- Ensuring the ongoing operational, maintenance and capital health of our Metrorail transit system, on which our economy, environment and community depends. This includes the more than \$7 billion in estimated capital costs for maintaining the current Metro system and its existing capacity. Accommodating projected rider demands for service is estimated to cost nearly \$4 billion more in capital needs (from adding more buses to escalator service.) Metro also is experiencing back-to-back years of operating deficits that Arlington and other participating jurisdictions must work together to address while balancing overall local budget needs and priorities.</p>		
<i>End of questionnaire</i>			