

Is the 17.7% target for a sufficient supply of affordable rental housing appropriate?

- Is there evidence that businesses want their employees to be here?
- More affordable housing will create employee base attractive to prospective employers
- Does providing affordable housing just help employers keep salaries low?
- How does transportation policy intersect with housing policy?
- What about middle-income people?
- What type of housing are we talking about and will the target meet the specific housing needs of the population?
- Resources should go to those with real, long-term needs, not those with potential for much higher income in near future.
- Dire need is at 60% and below.
- Aesthetics of CAFs is importance, not just financing.
- Should have both absolute numerical goal and percentage goal. Some interest in breaking the target into smaller sub-goals.
- Must preserve diversity of Arlington.
- Some concern that housing demand actually shifting to exurbs, won't need as much housing as projected.
- How are we paying for this?
- Some interest in setting a higher target to account for households that are currently off the books and thought to be unaccounted for in the analysis.

What are your thoughts regarding the approach to the geographic distribution of committed affordable housing?

- Impact on schools needs to be considered. Schools/PTA not represented in the study.
- Deconcentration of affordable housing has positive impact on school outcomes.
- Neighborhoods north of Washington Blvd can support CAFs and MARKs- should build there.
- Economic integration of Arlington should be maintained.
- Look at what other communities are doing and the impact, broadly and on schools specifically.
- Consider fair housing requirements.
- Repurposing of vacant units?
- County processes need to be better coordinated.
- Should emphasize preservation of existing affordable units.
- New housing should go where the jobs are.
- Shouldn't "ghettoize" or "herd" people into certain areas- creates stigma for those residents that they don't deserve.
- Need a realistic conversation about density.
- Disinterest in subsidizing those who made poor financial choices.
- Can't ignore intersection with zoning and land use.
- Could rent control or other policy be put in place to control MARK rent increases?
- Connecting affordability to transit corridors means high cost to build housing; should distribute away from transit in order to keep cost, rent down.
- Distance from transit = households will need to drive; can't limit parking if that's the reality.

Should Arlington County residents receive a preference for committed affordable housing?

Should people who work in Arlington receive a preference for committed affordable housing?

- Largely positive on some kind of preference because of benefits to education, transportation, economy, but discomfort around requirements.
- Interest in helping those displaced by gentrification, those who have community ties.
- Interest in knowing what neighboring jurisdictions do on housing their workers.
- Want policies that will decrease commutes, increase sustainability.
- Arlington County should encourage its own employees to live in the county.
- Preferences can help us do more with fewer resources.
- Some interest in regional consideration, because of number of Arlington residents who work in DC.
- Need to be flexible for people who are in “limbo”—homeless people, refugees.
- Requirements rather than preferences. (one proponent)

Is it appropriate for this plan address middle income ownership housing demands?

Should we be using public funds for higher income households?

Would it be more appropriate to address this demand through land use provisions rather than financing?

- Need to look at both rental and homeownership opportunity- not everyone at middle income wants to buy.
- High condo fees are a concern
- Should look at policy impacts on people at 120% and above.
- Need to concentrate resources at greatest need- 60% and below.
- Millennials leaving Arlington for bigger single-family homes, better schools will have impact that County needs to address.
- Focus on land use instead of financing for this income group’s housing needs.
- Some interest in retaining affordability by limiting floor-area ratio.
- Making Arlington attractive for middle-income people will make County attractive for everyone.

Should opportunities for creating greater flexibility of housing types beyond the urban corridors that support both rental and ownership options be further studied?

- Should balance need for more options with retention of community/neighborhood character.
- This already exists off the books; doesn’t cause that many issues. Regulation, yes; strict regulation, no.
- Need buy-in from higher-income residents with concerns about impact on property values.
- Building code could encourage inclusion of ADUs in new construction.
- Flexibility can help seniors age in place; caregiver units.
- What about code enforcement and inspection?
- Could consider detached as well as attached units.