



Natalie U. Roy Candidate Statement

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Missing Middle is the Central Issue in Arlington's County Board Race
Natalie's New 3-Part Housing Plan for Inclusion and Real Results

Natalie Roy, candidate for Arlington County Board, released the following statement on May 8th, 2023:

“Arlington County’s recently passed EHO/Countywide-Density program, aka Missing Middle, is a central issue in the 2023 County Board race. It is an issue that cuts across multiple aspects of life and governance in Arlington.”

“This watershed election is a vote on which candidate has the best vision for Arlington. This election is about whether you want unplanned density for the sake of density throughout the County or environmentally-sound, transit-oriented development that meaningfully promotes affordability and diversity. Elections matter and residents need to have their voices heard.

“Far from the isolated issue some claim it to be, Arlington’s current ‘Up-Zoning Everywhere’ approach affects our County’s economy, environment, infrastructure, transit, schools and emergency response. The current County board did not do its due diligence in studying the impacts of EHO on these critical aspects of the County. The County’s density program has no stated target goals or guardrails, and it relies on developers to create affordable housing and promote diversity. That does not pass the straight face test. The current plan is the antithesis of the smart growth for which Arlington has rightly received national acclaim.

“I am committed to real solutions to our housing challenges. If elected to the County Board, I will follow these 3 principles:

- **Promote smart, sustainable housing.**
- **Ensure that our neighbors in need can thrive in Arlington.**
- **Engage and plan together as a community.**

Please see Attachment A for the details.

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ATTACHMENT A—DETAILS OF NATALIE’S ACTION PLAN

“Once the County’s EHO program launches on July 1st, the County must monitor the impacts closely. At a minimum, I call on the County to promptly create a real-time public dashboard with information on the number of applications and permits, the parameters of the new housing units proposed and built under this new program, the locations, the sales prices of the new units, and other relevant metrics. More detailed data should be collected and published quarterly, not annually. When the new Board meets in January 2024, it must evaluate the program, identify any negative and unintended consequences and assess whether it needs to be adjusted or rolled back.

Here's how I will implement the 3 principles of my plan:

First, promote smart, sustainable housing:

- Establish and support non-profit community land trusts and 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.
- Convert under-utilized commercial space to residential housing. The County’s alarming vacant commercial space is equal to every square foot of office space built in Arlington since 1999 (10 million square feet). We need to explore converting suitable parts of our vast and record-high empty commercial space into new uses including housing, before we decide to allow private developers to randomly densify the County. This re-use approach is both environmentally sound and promotes transit-focused development.
- Make transportation more affordable by improving public transit, expanding environmentally-sound bus service, increasing protected bike lanes, and improving pedestrian routes.
- Continue Arlington’s current Accessory Dwelling Unit (ADU) program.
- Explore innovative financing and mortgage programs for middle and low-income homebuyers.
- Put more resources into Arlington County’s Homeownership Programs, which include the Affordable Dwelling Units (ADUs) program, the Moderate Income Purchase Assistance Program (MIPAP), and the Live Near Your Work program.
- Review and implement the NAACP Arlington Branch’s March 2022 proposal for a Missing Middle Displacement Prevention and Mitigation Toolkit to “address the unique needs of and the displacement risk experienced by the community in and around site-plan and by-right developments while also helping to address patterns of historical exclusion experienced by members of protected classes.”

Second, ensure that our neighbors in need can thrive in Arlington:

- Conduct more robust outreach to the community 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.
- Increase funding to the Arlington Housing Investment Fund (AHIF) by requiring more from developers and by tapping other tax resources.



- Require developers to add more on-site Committed Affordable (CAF) units than what is currently designated for all new construction projects, with the objective of adding more properties with 3-4 bedrooms in new multi-unit buildings.
- Consider implementing 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).
- Increase funding for rental subsidy programs administered by the Department of Human Resources such as Housing Grants.
- Explore ways to enable older residents to age in the community in affordable multi-age multi-unit developments, as well as assisted living facilities, with accessibility and supportive services.
- Explore the creation of Cluster cottages, especially for senior citizens. This would allow small-scale, detached or semi-attached dwelling units on an individual lot.

Finally, engage and plan together as a community:

- Work with fellow Board Members, Staff and the community to carry out the above measures with improved community engagement and transparency.
- Initiate work on a strategic plan for achieving the Arlington we want to see in 2050.

In conclusion, as a 10-year owner of a successful real estate business and a 32-year Arlington County resident, I can bring to bear my considerable expertise to make Arlington's future brighter and more inclusive.

*Paid for and authorized by Natalie for Arlington
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