

# Biz votes

LOUDOUN CHAMBER ELECTION EDUCATION CAMPAIGN



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A LETTER FROM THE

## LOUDOUN CHAMBER

**“WE DO NOT HAVE GOVERNMENT BY THE MAJORITY. WE HAVE GOVERNMENT BY THE MAJORITY WHO PARTICIPATE.”**

That quote by Thomas Jefferson best describes why it is so important that we, as Americans, make the time and effort to exercise our Constitutional right to elect our leaders, at all levels of government. On November 5th, Loudoun’s voters will be able to exercise that Constitutional right, when they select their elected representatives in the largest number of state and local elections of any election cycle. And when they do, the Loudoun Chamber would like for the to consider which candidates have the best ideas for strengthening the economic prosperity and quality of life that has made Loudoun our nation’s premier community.



That is why the Loudoun Chamber produces its BizVotes Election Education Campaign, including this candidate questionnaire. To put the folks who seek to represent you and your family on record concerning the most significant issues facing our economy and the vitality of our community.

These issues are housing, transportation, education, economic development, land use. These aren’t Democratic issues or Republican issues. These are even more than just business issues.

These are the issues that your family and mine talk about across the dinner table or across the fence with our neighbors.

Loudoun County has been extraordinarily successful over the past few decades. But that success was neither predetermined nor guaranteed. It was achieved through the hard work of generations of Loudouners who came before us, and through sound public policies on the issues I listed, and more.

Not partisan issues, not even controversial issues. But bread-and-butter issues.

I hope that you will read this BizVotes Questionnaire thoroughly, especially the sections dedicated to those who seek to represent you and your family here in Loudoun and in Richmond.

Please also engage these candidates – whether at one of the Loudoun Chamber’s candidate forums, when they knock on your door or through their social media platforms. Have them explain how they intend to keep Loudoun safe and prosperous, with opportunities for all our citizens to be successful. And please vote on November 5th. Be amongst the majority who do participate.

*Anthony J. Howard*

*President & CEO, Loudoun Chamber*



LOUDOUN CHAMBER ELECTION EDUCATION CAMPAIGN

## 2019 Candidates Representing Loudoun County, Virginia

*\* Incumbent candidate*

### CHAIR-AT-LARGE, LOUDOUN COUNTY BOARD OF SUPERVISORS

Phyllis Randall\* (D); Robert Ohneiser (I); John Whitbeck (R)

### LOUDOUN COUNTY BOARD OF SUPERVISORS

**Algonkian District:** Suzanne Volpe\* (R); Juli Briskman (D)

**Ashburn District:** Mick Staton (R); Mike Turner (D)

**Blue Ridge District:** Tony Buffington\* (R); Tia Walbridge (D)

**Broad Run District:** Jim Bonfils (R); Sylvia Glass (D)

**Catoctin District:** Caleb Kershner (R); Forest Hayes (D), Sam Kroiz (I)

**Dulles District:** Matt Letourneau\* (R); Sreedhar NagiReddi (D)

**Leesburg District:** Kristen Umstatt\* (D) (*unopposed*)

**Sterling District:** Koran Saines\* (D); Damien Katsirubas (I)

### VIRGINIA HOUSE OF DELEGATES

**District 10:** Wendy Gooditis\* (D); Randy Minchew (R)

**District 32:** David Reid\* (D) (*unopposed*)

**District 33:** Dave LaRock\* (R); Mavis Taintor (D)

**District 34:** Kathleen Murphy\* (D); Gary Pan (R)

**District 67:** Karrie Delaney\* (D) (*unopposed*)

**District 86:** Ibraheem Samirah\* (D) (*unopposed*)

**District 87:** Suhas Subramanyam (D); Bill Drennan (R)

### SENATE OF VIRGINIA

**District 13:** John Bell (D); Geary Higgins (R)

**District 27:** Jill Vogel\* (R); Ronnie Ross (D)

**District 33:** Jennifer Boysko\* (D); Suzanne Fox (R)

**District 31:** Barbara Favola\* (D) (*unopposed*)

## CHAIR OF THE BOARD OF SUPERVISORS CANDIDATES



**Phyllis Randall\* (D)**

### **1. How do you plan to address Loudoun's housing affordability crisis?**

The unmet housing need is one of the main challenges facing Loudoun and the National Capital Region. Loudoun's unmet need includes: Low Income, Affordable, Workforce, Disability and Senior housing or a combination of more than one. During the Comprehensive Plan the motion I made to have a Strategic Housing Plan completed before completing the zoning ordinances passed unanimously. The Strategic Housing Plan is intended to be a laser focused analysis of what types of homes are needed and in what policy area they should be located. As we write the Strategic Housing Plan I will request a chapter on State and Federal financial resources as well as other loan options and private revenue streams that can be helpful in closing the financial gap as it relates to Low Income, Affordable and Workforce Housing.

In addition during the 2019 Comprehensive Plan I requested staff add a section to the housing chapter instructing that a dedicated source of revenue be directed to Loudoun's Housing Trust Fund. Prior to this, Loudoun was one of just two counties in the National Capital Region that didn't have a directed source of revenue to a housing fund.

### **2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.**

Because waiting on State and Federal money is a cumbersome process that often slows down road projects, in 2013 the Board of Supervisors made the decision to dedicate two cents to build our own roads. Although I agree with that decision of a previous board, I don't believe we can simply build our way out of traffic. Any funds directed toward transportation should include multi-model options to include: rail, bus, ride sharing, bike and pedestrian trails and private transportation options.

Building internal "local roads" should be a combination of county revenue with proffered funds from developers. Those roads should be built in advance or concurrently with a new housing development. Building corridors of Regional or State significance should be a combination of Smart Scale, Northern Virginia Transportation, private and public funds. In addition, although Loudoun has ride sharing options, they are scarcely used by our citizens.

I continue to work with staff and the Transportation Advisory Board to educate and encourage Loudoun Citizens to make better use of ride sharing options. While I don't object to that level of our Capital Budget being focused on transportation, I want a higher percentage focused on other multimodal options.

### **3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?**

The question assumes the two options are mutually exclusive, they are not. In FY 2018 revenue from real and personal property taxes generated by Data Centers was two hundred eighty million, in FY 2019, three hundred million. This revenue allowed real property taxes to be lowered, a higher transfer of funds to Loudoun County Public Schools and increased hiring of full time employees to meet the needs of county residents.

In addition Data Centers are becoming more involved in the fabric of our county to include our nonprofit community and schools. I appreciate the Data Center community, the revenue they generate and their promised commitment to Loudoun. Having said that I believe there should be restrictions on Data Center locations. I voted against the True North Data Center because it was located on the Goose Creek.

I don't believe they should be adjacent to neighborhoods and I will strongly resist them being at the Innovation Metro Station. In addition, some of our older Data Centers are not attractive buildings. When reelected I will continue to meet and partner with the Data Center community to discuss design standards, environmental proffers and other ways to partner with our community.

## CHAIR OF THE BOARD OF SUPERVISORS CANDIDATES

(cont'd) **Phyllis Randall\* (D)**

### **4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?**

After almost twenty years completing the 2019 Comprehensive Plan was a three plus year, very “heavy lift.” I’m pleased with the collaborative, bi-partisan work of the BOS, appreciative of the many hours of staff work and thankful for the extensive community involvement. With the creation of the new Urban Policy Area Loudoun now has four distinct policy areas that offers a full range of living options. The 2019 Comprehensive Plan addresses land use options to encourage and support the new tech economy, creates land bays to support differing housing types and mixed use communities and identifies places for future growth, reinvestment and adaptive reuse. Of course there are things I would have done differently if I had the votes. I believe there is far too much zoning in what is supposed to primarily be a land use document. I also don’t believe design standards belong in this document at all. Further, I don’t believe we designated interim use areas in the Urban Policy Area that will be ripe for future dense, vertical development. Finally this document could have been very forward looking at it pertains to environmental sustainability in our building development, unfortunately it is not.

### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

Some of the same market and economic conditions that has made Loudoun a very desirable place to live, work, learn, play and locate a business are the same forces that have led to our lack of Class A and Flex Office Space. In addition, the strong demand for Data Centers has led to a marked decrease of available area for Class A Offices.

In the new 2019 Comprehensive Plan we designated a new land area called “Urban Employment” that disallows industrial or Data Centers. The goal is to ensure we have land that is held for Class A Office Space. In addition, because of the thriving e-commerce retail market there is a decreased need for “brick and mortar” retail space. Many of these buildings, to include areas at the Dulles Town Center can be converted to Class A or Flex Office Space or part of a mixed use development that includes office and residential. Finally Loudoun must continue to encourage co-working office space, virtual offices and telework thus decreasing the need for Class A Office Space.

### **6. Please tell us why you are the best candidate for this office.**

Although I don’t imagine any one person can encompass all that is required to be a perfect Chair of such a diverse and unique county, I believe I remain the better choice at this time for the Office of Chair. My commitment to Loudoun is as unwavering now as it was almost twenty years ago when I started a reading group at Sterling Elementary School. By Profession I am a Mental Health Therapist and I’m a long time community advocate who has served on various LCPS and County Boards and Commissions. In 2009, I was appointed to Virginia’s Fair Housing Board by Governor Tim Kaine. Governor Bob McDonnell retained my service where I eventually served as Chair of Virginia’s Fair Housing Board until 2011. From 2014 to June of 2018, I served as Chair of Virginia’s State Board of Corrections under Governor Terry McAuliffe.

As Chair at Large of Loudoun County, among the many things I’m proud of are 1) Helping to bring almost 17, 000 jobs to Loudoun 2) Adding more homes to meet the unmet housing need than the past four boards combined 3) Leading the successful effort to institute a Drug Court 4) Ensuring County employees received a much deserved pay raise 5) Lowering taxes while providing adequate county services. 6) Committing over 500 million dollars to transportation and road projects 7) Adequately funding our school system.

During my next term I look forward to 1) Continuing to address Loudoun’s unmet housing need 2) Preparing for the arrival of the Metro, Silver Line 3) Continuing to raise the pay of our employees, 4) After more than 25 years, completing a new Zoning Ordinance 5) Continuing to create conditions that bring high paying jobs to Loudoun and supporting the technology sector. 6) Strengthening the Mental Health and Drug Courts and instituting a Veteran’s Court 7) Continuing to adequately fund the school system 8) Representing Loudoun on various regional, state and national bodies including serving as Chair of the Virginia Association of Counties Health and Human Resources sub-committee, Chair of the Northern Virginia Transportation Authority, member of the Council of Governments Board of Directors and member of the National Association of Counties Health and Human Resources Committee.



## CHAIR OF THE BOARD OF SUPERVISORS CANDIDATES

(cont'd) **Phyllis Randall\* (D)**

Finally, I am very proud to have led a Board that functions exceptionally well and is respectful of one another, staff and our citizens. I'm exceptionally grateful have been selected as Loudoun's "Favorite Public Official" two years in a row and to be endorsed by the Loudoun Education Association, the Loudoun and Virginia Professional Firefighters and the Loudoun Service Employee Union.



**Robert Ohneiser (I)**

### **1. How do you plan to address Loudoun's housing affordability crisis?**

The term housing units used in the Comprehensive Plan is over inclusive. I would place a "divide the question" item on the agenda asking for the BOS to approve the separation of student generating housing (2 bedrooms and more) from single and lower income housing which is less likely to generate students which need to be educated. This should develop into a proportional view meaning that far more housing units which don't automatically generate students would qualify for approval than multi-bedroom which is much more expensive housing. I do believe that the county itself can financially assist

professionals who support the county such as teachers, police, firemen, emergency medical support personnel etc., to move back into Loudoun with property tax credits.

### **2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.**

Yes. In discussions with many Supervisors over the years the state itself and VDOT don't provide their fair share. VDOT doesn't even meet its own "MINIMUM" published standards for provisioning and maintaining roads it is responsible for. This includes ditches to reduce hydroplaning, well traveled two way roads which are too narrow for lanes to be painted in the middle or using one lane culverts. I believe commutation traffic congestion Loudoun suffers from needs to be addressed with the involvement of the federal government as this is clearly interstate commerce well within DOT jurisdiction. I have publicly discussed this with our current Congresswoman. She is onboard with bringing federal transportation resources into meetings to work on long term solutions. Hopefully, with federal participation, we will see both Maryland and West Virginia also being cooperative. Loudoun needs to go beyond expanding its main arteries. Many roads that interconnect with major roads need to be upgraded. Some obvious examples near where I live are New Valley church, Montessor, Limestone School and Wilt Store Roads all of which could be used by local traffic to get off of Route 15.

### **3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?**

Yes. The balance between quality commercial and residential has been a long time goal of all the boards since I moved here in 1994. As a former school board member I would assume at some point the more artistic in our community will figure a way to beautify the outsides of these buildings. From a cash flow perspective I would consider asking some of the most flush companies (eg; Microsoft) if they would like to receive a discount on their property taxes by paying in advance so we can catch up on both road infrastructure and school construction both of which seem behind what we need in the county. I would also work with Building and Development to see if there are considerations that could be initiated to put more of these buildings underground as we have both air travel issues and scenic issues to consider. I would not want to see such facilities eat up valuable farmland but I also see such facilities being quite useful to expand rural access to high speed internet by allowing antennas on the roofs of these buildings.

## CHAIR OF THE BOARD OF SUPERVISORS CANDIDATES

(cont'd) **Robert Ohneiser (I)**

### **4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?**

Part of the answer is covered in #1 above. I don't believe the term housing unit is definitional enough to allay concerns over crowded schools, heightened property tax concerns, affordability and traffic concerns. I operate on the basis of focusing on fairness, efficiency and community support when evaluating any public issue. It is with this same level of discipline that I chaired the LCPS finance committee for 7 of the 8 years I was on the school board. Promises made need to be kept so the portion of this plan that seems to violate the prior promises regarding the Transition Area need to be reviewed for consistency or else folks will just vote no to any future plan. There doesn't seem to be enough discussion in the plan on how each new facility will be traffic neutral or at least how there is a balance being drawn so the net result is positive for the community. With the school system now being about \$4.4 Billion behind in school construction there seems to be a gap in proffers or else the BOS needs to raise the cap on capital investment given the current low interest rate environment. I would entertain putting BOS requested revisions on the agenda for consideration.

### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

I plan on putting together a BOS meeting with Fairfax in 2020 so we can accomplish some major objectives together which should solve many problems but also open significant opportunities which would include Class A Office Space in Loudoun. The state of Virginia "TAKES" hundreds of millions every year from both Fairfax and Loudoun out of sales tax returns we should receive to support our schools. VDOT is under budgeted in our northern/boundary counties. Dulles Airport is in both counties yet due to a national security law some 40 years ago it was taken over by the federal government providing a sweetheart deal to MWAA. Each of these issues along with the obvious benefit of joint bidding with Fairfax for commodities to lower our costs and expand revenue opportunities should be pursued. Just one of the results would be a better understanding how Class A office space on the border of our counties can be pursued by both counties cooperatively. Even when on the school board I could envision some county offices co-existing with school construction which should be considered as school buildings are community buildings.

### **6. Please tell us why you are the best candidate for this office.**

I am a recently retired attorney with time to fulfill this full time role as a service to the community. I have no ethical or legal conflicts blocking me from accomplishing this. If I was part of an active law firm these would be serious issues that would need to be addressed as there are statutes and ethical rules that would apply. I am quite familiar with the County as I have decades of volunteer experience in the County including the Loudoun Bar, Loudoun Crime Commission, 8 years on the School Board, member of Ruritans, Lucketts pantry volunteer, St. Theresa job help program and 10 years helping the homeless as Vice Chair of the Good Shepherd Alliance. I received 25,000 votes countywide when I ran for Commonwealth Attorney which was more votes than the current incumbent Chair of the BOS so I guess I should be considered the favorite. I practiced law in Loudoun for 24 years and have decades of executive level business experience. I taught finance and government contracting at the Community College level and published a book on investing so working on a countywide budget would be well within my wheelhouse. I have no political aspirations other than to serve the Loudoun community which I doubt is the case for either of my opponents.



## CHAIR OF THE BOARD OF SUPERVISORS CANDIDATES



**John Whitbeck (R)**

### **1. How do you plan to address Loudoun's housing affordability crisis?**

The average size of a home in 1973 was 1,600 square feet. In 2019, the average house is nearly 2,800 square feet nationwide. The average house in Loudoun is still bigger than that. If we build smaller single-family homes, we can fill a major need for young families, teachers and first responders in need of low housing costs.

Diversifying our housing portfolio is critical, especially near Metro stations. Providing a range of housing options from studio apartments to large single-family homes will create a housing strategy from entry-level to retirement. Apartments and small single-family homes are the two areas that I feel we could make significant improvements on. We must make housing affordable for seniors and provide for incentives to retain our graduates as long-term residents after graduation.

I also support such initiatives as the County Affordable Multi-Family Housing Loan Program, Down Payment/Closing Cost Assistance Program and continuing to invest in and maintain the Loudoun County Housing Fund. Loudoun needs to identify and utilize workforce housing initiatives at all levels of government.

Finally, we need creative solutions like property tax credits for first responders and teachers, transfer of development rights programs for by-right development in the west.

### **2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.**

I support at or near the current level of investment in transportation. The 2011-2015 Board led the way in putting generating and spending local transportation dollars. This continues currently and will continue with me as Chair.

We need to build roads, but we also need a facet of our transportation plan that gets cars off the road. Right now approximately 70% of the cars on the road each day in Loudoun are non-residents. Addressing our workforce housing crisis, encouraging Metro usage and working to get a Potomac River bridge crossing are ways we can work to reduce congestion and encourage economic development. I will also be a strong advocate for distance based pricing and toll reduction on the Greenway.

### **3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?**

Future growth of our high traffic data centers is necessary for the expansion of our local economy. They bring: (1) tax benefits to the County (allowing us to have budget surpluses) and to homeowners (the 15% tax abatement); (2) possible infrastructure proffers; and (3) possible service as a magnet for other economic development. Yet, sustainable, controlled growth is the correct path forward.

Sprawling development makes it difficult for the County to keep up with infrastructure expansion and to ensure our quality of life. Restrictions on data center placement, especially near residential neighborhoods, should be instituted; I would cluster them in Data Center Alley and cancel any data center by-rights. Furthermore, the centers should not be built on commercial office sites because such land is also in short supply. Additionally, their aesthetic and environmental costs should be considered. They should 1) be aesthetically pleasing, 2) use innovative green energy sources to reduce both their carbon foot print and energy cost, as well as attracting more green businesses to the County; 3) deal with their coming obsolescence; while the structures will decompose, the piping remains an environmental hazard, and therefore, the centers should be required to plan for their demise.

## CHAIR OF THE BOARD OF SUPERVISORS CANDIDATES

(cont'd) **John Whitbeck (R)**

### **4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?**

The public hearings were rushed. County residents had concerns about the allowed rapid growth and its environmental impact. Developers complained that they had little say in the Plan's formulation. Data center by-right development and water issues in the rural and transitional policy areas were not adequately addressed. Yet, the problems resulting from neglecting to regularly review the Comprehensive Plan had to be addressed here, and, overall, I think the Board did an admirable job.

Some areas were shifted from Rural to Transitional and from Transitional to Suburban, as they should have been. Whatever I might think about this, however, the Plan is adopted and the wheels of development are moving quickly. Broad Run will bear the brunt of the rapid growth with some areas becoming urbanized. I will as indicated above work with developers, construction companies, planning professionals, and environmentalists to bring affordable, sustainable housing into the area and to maintain our quality of life through requiring the use of green energy and the building of green infrastructure in future projects—which will also increase property values. I will bring all to the table, give each a fair hearing, and work cooperatively to solve the problems that growth brings.

### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

We have a shortage of office space inventory, in part due to by-right data center development, which built centers on land zoned for commercial office space. Several solutions are possible. I wish to: 1) Coordinate with developers to build more mixed-use developments; 2) Partner with companies, such as WeWork and 1776, to aid the leasing out existing office space; 3) Make the current available office spaces accessible to more companies and their employees through use of existing office and renovated industrial spaces, as well as by the creation of newer ones; 4) Facilitate the creation of incubator spaces where an organization would pay a flat fee to work in a Class A office space, which would be more cost-effective and allow multiple companies to work, interact, and exchange ideas; 5) Initiate possible rezoning efforts to help free up more land for development; however, this would be done on a smaller scale as we want to maintain the landscape and character of our County; 6) In-Fill using renovated Class B and C office spaces to provide cheaper alternatives to Class A space; 7) Prevent future data centers from building on commercial office space sites through canceling their by-rights.

### **6. Please tell us why you are the best candidate for this office.**

I am the only candidate in this race with a clear agenda for improving Loudoun's quality of life and strengthening our economy. I have set my vision for a balanced development plan, retaining our open space and providing for attainable housing.

I am the only candidate in this race committed to the lowest tax rate possible and I am directly opposite one of my opponents in that I oppose toll increases on the Greenway.

I have put forth a vision for Loudoun based on building consensus. For example, I was the first candidate to put forward a plan for expanding our SRO program--now most candidates support it.

Most of all, my family's story is the story of Loudoun in the last 20 years. We started off in affordable housing, while paying off student loans, building a business that creates jobs and educating my children in our public schools. I have served our community as an HOA President, representative to the Loudoun Government Reform Commission and as a leader in pro bono legal services. With my 20-year record of living, working and contributing to the Loudoun County community, I will bring my experience and passion to the job as Chair.

## BOARD OF SUPERVISORS CANDIDATES



### SUZANNE VOLPE\* (R) - ALGONKIAN DISTRICT

#### 1. How do you plan to address Loudoun's housing affordability crisis?

Early in this term, the Board took the first step by supporting my Board Member Initiative to change Article 7 and Chapter 1450, which now allows access to HUD and VHDA funding for workforce rental housing. This is just one small step. Without a rezoning, the County does not yield new ADUs. The current situation is not sustainable. Additional opportunities should be established to leverage the Housing Trust Fund. Incentives should be offered during rezoning applications for additional ADUs and/

or workforce housing units. Ultimately, the County should look for additional options to develop a long-term, sustainable solution for our housing needs.

#### 2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.

The Board of Supervisors initiated investment in transportation projects early in my first term with dedicating two cents of the tax rate to transportation. Improving our transportation infrastructure is beneficial to our businesses and residents alike. Having excellent transportation infrastructure can also assist with economic development efforts, which benefits the community as well. With Metrorail scheduled to arrive as well, it is important that we have a fully functional transportation system to ensure access to those facilities. I fully support continuing this level of support for our transportation infrastructure.

#### 3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?

Loudoun County has been very successful in attracting the data center industry and is just beginning to see the ancillary business market develop due to this industry. The data center industry is a long-term sustainable targeted business cluster, which will provide a steady tax base for our County. The County initiated a Data Center ZOAM several years ago and those zoning amendments have yielded great improvements to the appearance of newly constructed data centers. This ZOAM process worked well as the County worked with the data center community. We always get the best results when we work with our business partners. Any future discussions related to the data center industry should be conducted in the same manner.

#### 4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?

Many view the adopted plan as a compromise. The difficulty is you cannot compromise on a need. The Housing Needs Assessment clearly demonstrated the need for housing, including affordable housing. Our workforce is made up of doctors, lawyers, engineers and other entrepreneurs. However, it is also made up of waitresses, nurses, deputies, plumbers, teachers and secretaries. I would work with my colleagues to review the information compiled during the Comprehensive Plan process and advocate for improvements to the plan to yield the housing the County needs to further our economic development goals, which benefits every family in the community.

#### 5. How will you seek to address the scarcity of available Class A office space in Loudoun County?

With the limited amount of available housing, it is difficult for a property owner to attract a Class A office user. Unless it is a local move, a commercial business cannot risk relocation of employees without ensuring adequate housing supply for existing employees. Conversely, with our current unemployment rate at 2.5%, a commercial business cannot risk relocation as they would have difficulty hiring new employees. We must increase our housing inventory for the prospective Class A office space user. With increased housing, the commercial business would have options for relocating employees and/or a larger pool of potential new hires.

## BOARD OF SUPERVISORS CANDIDATES

(cont'd) **SUZANNE VOLPE\* (R) - ALGONKIAN DISTRICT**

### 6. Please tell us why you are the best candidate for this office.

Loudoun County has several large critical issues facing the next Board of Supervisors. The Zoning Ordinance Implementation phase of the Comprehensive Plan will be a significant undertaking. Changes to the Zoning Ordinance will also have implications for other documents, such as the Facilities Standards Manual. With my prior service on the Planning Commission and eight years on the Transportation & Land Use Committee, I have the knowledge and skills for this endeavor. The arrival of the Metrorail system is another monumental project. Currently Supervisor Letourneau and I are the only two members running, who served during the opt-in/opt-out process, the tax district/service district development, the TIFIA loan process, the garages, etc. It is critically important to have some continuity to ensure the plans that have been laid out are properly executed.



### JULI BRISKMAN (D) - ALGONKIAN DISTRICT

#### 1. How do you plan to address Loudoun's housing affordability crisis?

Our county lacks affordable and workforce housing to meet the demand of our residents and those who would want to live here. I am definitely seeing this in the Algonkian District. While knocking doors and on calls I have heard from many that it is difficult to start and maintain a small business here because employees required to staff these businesses cannot afford to live in the county. Neither can our teachers, first responders and many others. The development community and the county government should continue to work together to address this issue. We must work to meet the need for smaller units, diversity in housing types and offer more programs to support these goals and remove obstacles to developing the affordable housing we need. This will improve our economy and quality of life for those who work here. We should ensure that so that everyone can live in our county, whether they earn 30% of AMI or 100%. We also must be more creative with programs that lead to home ownership, which we know is key to generational wealth and prosperity in our county.

I believe we need to make further serious investments in the Housing Trust Fund, which means creating a dedicated tax revenue line item in the budget for our housing trust fund. If we were to increase just one cent, it would bring \$8 million into the trust fund each year and create a true revolving resource to resolve our housing needs. We must also enact zoning that removes obstacles to developing the affordable housing we need in the county.

#### 2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.

Transportation is one of the most important investments we can make and is vital to economic development. We need to invest more in multi-modal options which will improve quality of life, create congestion relief and encourage alternative and healthier ways to travel from our homes, work, school and other destinations. We need to allocate dedicated funding in Algonkian District for transportation projects. Few actual monies have been allocated in the CIP for projects like the widening of Seneca Ridge Road, even though the project is supposed to be complete by 2021. Also, many projects that are part of the Country Transportation Plan have barely seen the light of day but could improve the lives of Algonkian residents. These include multimodal access and connections along Route 7 from Drainesville to Potomac View Road, from Eastern Loudoun to Western Fairfax along Algonkian Parkway, and to Dulles Town Center along Algonkian Parkway where it turns into Atlantic Blvd. and beyond.

## BOARD OF SUPERVISORS CANDIDATES

### (cont'd) **JULI BRISKMAN (D) - ALGONKIAN DISTRICT**

It would seem these small projects would not be too hard to fund in the grand scheme of such a large CIP. We need to have bike paths, trails and cross walks to improve our quality of life. Transportation has been a consistent issue in the county and should be addressed with local and state dollars.

However, I do not want to see other CIP priorities suffer because of these issues. My priorities for CIP also include making sure we address other issues that have a direct correlation to economic development and address the quality of life of our residents. This would include increasing our number of parks, improving our current county facilities, and for our new county buildings ensuring they are more energy efficient. If the correct investments are made in my district, the CIP could present an opportunity to strategically capitalize on redevelopment opportunities in my district.

This needs to be done in conjunction by working with developers, businesses, and other organizations to ensure they seek exceptions and approvals from the board to expedite applications that are providing jobs, enhance multimodal transportation and support Metro.

#### **3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?**

Data centers have been an effective tool for growing our commercial tax base, but I do believe they belong in certain areas and the county should be cognizant about reliance on these centers to the detriment of creating a diversified tax base. We are seeing progress on design guidelines from the data centers and would welcome conversations on clean energy opportunities as well.

#### **4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?**

It was an important exercise for the county to develop a comprehensive plan for the first time in nearly two decades. The process was not perfect, but the outcome was good. My district is mostly in the Suburban Policy Area. I believe more attention could have been paid to the SPA to support economic development opportunities and housing needs. For example, more of our failing shopping centers could have been designated with an overlay district to be redeveloped into the mixed used areas with vibrant small business that the district has long waited for.

The county discussed the Transition Policy Area in depth, but I believe there could have been at least one additional parcel allocated to residential that could assist with meeting our unmet housing needs. The 2019 plan was just our first step and I am looking forward to addressing zoning concerns that go with the underlying land use vision. More flexible zoning will help us diversify our economy and help us meet our housing demands at the same time.

#### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

The county should look for specific corridors where office space can flourish. Our current zoning districts have created competition between data centers and the clear need for Class A office space when it comes to what is allowed "by right" in the underlying zoning. The obvious answer is located class A office space near Metro. However, I will partner with organizations like NVBIA, the Chamber and NAIOP to find areas, such as along Route 7 corridor, where we can place these offices. As we overhaul our zoning ordinances, we have to strategically designate zoning categories for Class A office space. If we want business and their employees to locate in our county, we should intentionally create places for them.



## BOARD OF SUPERVISORS CANDIDATES

(cont'd) **JULI BRISKMAN (D) - ALGONKIAN DISTRICT**

### 6. Please tell us why you are the best candidate for this office.

I have lived and worked in the county for nearly 20 years, all while volunteering in our schools, scouting programs, youth athletics and leading and co-founding a local running club. Our club specifically patronizes local businesses and maintains Potomac View Road. I have watched exponential growth in the county, but we have not seen relative investment in Algonkian District. Thus, our once vibrant shopping centers are suffering, remain stagnant at best, and are losing occupancy rapidly. We must invest in this district by improving our roads, making sure we are paying our employees and first responders a living wage, stand up for equal pay for equal work and implement policies that emulate the private sector, such as paid family leave.

My experience in the county mirrors that of Algonkian residents today who are working hard and raising their families. Many are squeezed financially and socially as they try to keep up with the hectic pace of this area, while fighting traffic and to pay the bills every month. I believe I am best to represent the constituents from Algonkian on our County Board because I share the values of Algonkian's residents and the incumbent does not.



### MIKE TURNER (D) - ASHBURN DISTRICT

#### 1. How do you plan to address Loudoun's housing affordability crisis?

The BOS just commissioned a comprehensive housing study to address this issue, and I expect to have a major role in both the substance and speed of deliberation of that commission's work. We cannot take two years to learn we have a workforce and affordable housing crisis. I think the core issue relates to how we can shape the housing demand curve. The housing needs assessment indicated the strongest (most profitable) demand signal developers are responding to is still single-family detached housing. We

need to examine innovative market incentives to create a more profitable demand signal for affordable/workforce housing than is now currently present.

The demand is clearly there, but under current market dynamics, profits are not. Asking developers to allocate a portion of new projects to W/ADU housing under current formulas helps, but isn't solving the problem. I think the answer may lie in authorizing much higher densities around the metro stops in return for much higher W/ADU percentages than are currently allowed. County subsidies is not a solution. We need to implement highly innovative, even cutting-edge housing solutions. Micro-floor plan condos tied to bike/pedestrian lifestyles could create new communities reducing traffic and offering reasonable housing prices.

#### 2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.

During the Envision Loudoun Stakeholders Committee process, the county staff transportation team showed us the existing queue of projects totaling about \$1 billion. They said their spend rate was about \$100 million a year. So, the easy answer would be to increase that percentage and the speed of the projects. While I'm admittedly a layperson, I strongly favor a counterintuitive conclusion: we should be wary of creating induced congestion by focusing primarily on road improvements with CIP money. Some fixes are obvious and urgent; building an overpass at the Battlefield Parkway/Rte. 7 intersection and getting rid of the Lexington Dr. traffic light, for example. But a significant percentage of the CIP funding should be used to build a non-automobile, intra-county, multi-modal transportation network enabling people to move around without getting in their cars.

My top issue is connecting our county's bike and pedestrian trails to each other and to the new Metro stops. I regularly receive universal praise for this idea from Ashburn residents I'm meeting on the doors. I also think we need to build an electric bus rotator system connecting our key retail and nighttime economy centers with our suburban communities and the new Metro stops.



## BOARD OF SUPERVISORS CANDIDATES

(cont'd) **MIKE TURNER (D) - ASHBURN DISTRICT**

### **3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?**

Data centers cost the county \$.12 for every dollar of revenue they generate for the county. We would be foolish to artificially truncate this revenue stream. At the same time, I'm encountering significant pushback from Ashburn residents about the number of data centers in the county. I think we need to be very selective about where we build data centers going forward and what kinds of design guidelines we impose on their construction. I think the M1, M2, M3 plots along route 50, for example, are good candidates for data center construction, and the Kuhn proposal to rezone to allow data centers near Willowsford seemed to be well received by Willowford residents. Data centers are also exacerbating the W/ADU housing shortage by reducing the amount of land available for new housing stock. Again, we need to carefully consider where data centers are built and their impact on housing going forward.

### **4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?**

I spent two years developing the new plan as a member of the Envision Loudoun Stakeholders Committee. I felt the plan we produced was a good one representing a reasonable compromise among widely disparate stakeholder opinions. I did not support the Planning Commission's revision of our original plan and was very pleased to see the county staff recommendations bring the final recommendation into line with our work on the stakeholders committee. The approved plan is a very rational and reasonable effort to accommodate inevitable growth, maximize our long-term economic potential while preserving the unique culture and quality of Loudoun County. I wish we had tackled the lack of available W/ADU housing as part of the plan. I also plan to propose a major initiative to expand and enhance the county's bike/ped/green transit options to make Loudoun County a nationwide, multi-modal transportation showcase. We have the potential to expand our tourist economy and become a major bike/hike tourist destination from around the country. The W+OD trail represents the tip of the iceberg of what could become an entire trail-based economy for Loudoun County.

### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

A recent article I read in BisNow suggested the demand for office space drops the farther the location is from our new Metro stops. This suggests developing high-density, mixed used communities incorporating significant office space in the new Urban Policy Areas near Metro. Making these bikeable/walkable communities and connecting them to other Loudoun mixed use communities is also important. The new zoning ordinances to be developed pursuant to the adoption of the new comprehensive plan will play a pivotal role in addressing this shortage. Creating improved intra-county, multi-modal transit options connecting new outlying, mixed-use office space like One Loudoun to the two metro stops is also vital. A rotator, electric bus circuit between Metro and Leesburg would enhance marketability of office space projects in and around Leesburg.

### **6. Please tell us why you are the best candidate for this office.**

I helped rewrite the county's comprehensive plan from 2016-2018 and developed a reputation within the stakeholders committee as a thoughtful, fair and capable planner. I also found I very much enjoy developing practical, sustainable solutions to highly complex county issues affecting the quality of life of our citizens. I've been in public service since I was seventeen, first as a USAF officer for 28 years and then as a national nonprofit executive for the past 22 years. I have personally knocked on thousands of doors in Ashburn District, know my community very well, and take great satisfaction in working to ensure Loudoun County remains the unique community I've loved since moving here in 2005. Though county supervisor is a part-time job, I will quit my current job and be a full-time supervisor. My experience on the stakeholders committee convinced me the next ten years in Loudoun County will determine its final "buildout" end state. The decisions we make will be critical for our future, and we need public servants who are open and receptive to good ideas regardless of their source and who have the energy, imagination and proven problem-solving skills to make those solutions reality. I believe my entire career reflects those qualities.

## BOARD OF SUPERVISORS CANDIDATES



### **MICK STATON (R) - ASHBURN DISTRICT**

#### **1. How do you plan to address Loudoun's housing affordability crisis?**

Affordable housing is a function of the market. As our older communities age, they become the de facto affordable housing stock of the county. Right now the Sterling and Sugarland Run communities serve as two of the main sources of affordable housing for Loudoun County. We need to enact policies that protect our older communities and help revitalize them instead of looking to replace them with higher density uses.

We also need to make sure we keep the tax burden on homeowners as low as possible by implementing sound fiscal policy and continuing to grow our commercial tax base. When I was previously on the Board of Supervisors I always worked to keep spending under control and make the most efficient use of our tax dollars as possible.

#### **2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.**

During my term on the Board from 2004-2008, our Board was the first in Loudoun County's history to add local road improvement projects into our CIP. We took this step because our transportation network was riddled with gaps, and we were unable to count on state or federal support to make our needs a priority for funding.

Since then Loudoun County has become a prime example of what can be accomplished with local dedication of funding to our priority transportation projects. Working with the business community, the development community, and NVTa funding sources, Loudoun County has been able to fill in many of the gaps in our transportation network, but we still have work to do.

The CIP is a rolling 6 year project plan with projects moving around based on need. While half the CIP this year is dedicated to transportation, it may shift radically next year based on need. It is important that transportation projects with plans in process be moved to completion as plans can become stale and unusable, but whether we continue with this level of local transportation funding should be driven by need.

#### **3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?**

Data centers are an extremely positive land use for Loudoun County. They provide high tax revenue for the county which takes some of the burden off of homeowners. They produce no demand on our schools. They have little to no impact on our roads as the number of daily trips for data centers is well below any retail or office use. They also have low impact on public safety services since they have excellent fire suppression systems and better on site security than a sheriff's substation.

Like every other use in Loudoun County there is a place for everything. We need to make sure that data centers are built in areas that are designed for their use, and that they have the proper design guidelines that will allow them to better blend into their surroundings. I don't want to discourage future data centers from locating here, but I think we should work with the industry to come up with a mutually beneficial solution.

#### **4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?**

The newly passed Comprehensive Plan focuses too much on the redevelopment of Eastern Loudoun into higher density uses. This urbanization will completely change the character of Loudoun County, eliminate our best source of workforce housing, and continue the long slow march of the suburban ring of the metro DC area farther west into the TPA and the rural areas. We need to learn from the mistakes of our neighbors to the east and plan new development in a way that does not destroy the current quality of life that we enjoy.

## BOARD OF SUPERVISORS CANDIDATES

### (cont'd) **MICK STATON (R) - ASHBURN DISTRICT**

I believe that our plan for Loudoun County needs to focus on goals that make it easier for our residents to work closer to where they live. We need to work on bringing more office space to Loudoun so we can bring more high paying jobs to our residents instead of them having to go to their jobs. We need also need to promote more remote work opportunities and telework options, which gets people off the roads and vastly improves their quality of life. This initiative needs to be coupled with a strategic push to expanding broad band services to our underserved areas.

#### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

It is common knowledge that development occurs in stages. First come the houses, then retail follows the houses, and finally you will see office space following retail. Tens of thousands of square feet of Class A office space has been included in a number of development plans and rezoning applications over the years. Once those plans have been approved, however, it has become a common practice for the property owner to come back before the Board and attempt to convert some of that proffered Class A office space into more residential units.

The Board needs to stand firm when these applications come back before the board to convert office space to residential. We need to protect the zoned and proffered office space we have and not allow it to be converted to residential. We need our Economic Development team to reach out to the business community and encourage them to locate here in Loudoun. Finally, we need to keep out tax rate low so we can remain an attractive place to locate a business.

#### **6. Please tell us why you are the best candidate for this office.**

I served on the Board of Supervisors during the height of the Loudoun Growth wars, and came up with a compromise solution for the Western Loudoun zoning that protected property rights, encouraged clustering and open space, and preserved the rural character of the west.

I was the first Chairman of the combined Transportation and Land Use Committee and worked to tie transportation improvements to Land Use applications. While in this role I helped facilitate projects that matched the character of Loudoun and blocked those that didn't.

I helped Loudoun County receive its first ever AAA bond rating which saves the county millions of dollars in interest payments. I initiated an effort to review and improve the County's performance standards that drive departmental budget requests so that Loudoun County uses its tax dollars more efficiently.

The coming of Metro presents opportunities and challenges for our county, and I have the experience and the institutional knowledge to help guide Loudoun County through one of the most difficult and challenging times it will ever face.

## BOARD OF SUPERVISORS CANDIDATES



### TONY BUFFINGTON\* (R) - BLUE RIDGE DISTRICT

#### 1. How do you plan to address Loudoun's housing affordability crisis?

Since taking office in January of 2016, I've supported revisions to Article 7 of our Zoning Ordinance, and creation of new use criteria that's enabled access to Loudoun's previously inaccessible Housing Trust Fund. These actions have resulted in the current Board approving and funding more affordable workforce housing rental units than all three previous Boards combined. I've also been a strong supporter of the Board's ongoing effort to create an effective Unmet Housing Needs Strategic Plan. I look forward to advancing and implementing that plan in a manner which best ensures that a sufficient stock of Loudoun's recently approved new housing are constructed in accordance with ordinances that result in new housing that is actually affordable.

#### 2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.

Yes, I strongly support continuity of the current Board's heavy investment to improve our transportation network. We must have a high performing multi-modal transportation network to support Loudoun's thriving business and tourism community and high quality of life for residents. I'm proud to have added more new transportation projects than any other member during this Board's term. If re-elected, I will continue my strong focus on improving our transportation network.

#### 3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?

Yes, Loudoun's strong data center industry provides local jobs and contributes greatly to the tax base, without burdening our transportation network or school system. If re-elected, I will continue to support the policies needed to ensure that Loudoun remains the data center capital of the world.

#### 4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?

The recently adopted 2019 Comprehensive Plan is a compromise of varying interests throughout Loudoun County. By no means is it perfect, but it's reasonable, and like any plan, leaves room for improvement. Moving forward it will be implemented through Zoning Ordinance amendments. A major focus in that process for me, will be to affect amendments that will result in a sufficient stock of Loudoun's new housing being offered at price points that are affordable so more of Loudoun's workforce can live where they work.

#### 5. How will you seek to address the scarcity of available Class A office space in Loudoun County?

The lack of Class A has been a focus of the Board's Finance Committee, of which I'm a member. The space we have is occupied; however, we lack inventory to meet demand, so it must be addressed. The Board recently created an urban area around Metro, with the vision of creating vibrant destination centers that will include Class A. While the vision is strong, we need to remain flexible to capitalize on changing market conditions, and we have to maintain our business-friendly approach in order to provide certainty to businesses looking to locate or expand here. An important strategy in remaining flexible, is proactively seeking advice from local resources such as the Chamber of Commerce, the REDC, the EDAC, Visit Loudoun, and others. EDAC, for example, completed a study regarding successfully established developments to help the Board understand what's worked, so we can make decisions that offer the best opportunity for success.

If re-elected, I'll continue to ensure successful build out of our urban area by proactively working with DED, the EDAC, our Chamber, Visit Loudoun, and others, to ensure we're meeting the demands of businesses to provide the spaces needed to further expand Loudoun's business community.

## BOARD OF SUPERVISORS CANDIDATES

(cont'd) **TONY BUFFINGTON\* (R) - BLUE RIDGE DISTRICT**

### 6. Please tell us why you are the best candidate for this office.

For four years I've served as a member of the Board's Finance and Economic Development Committee, where I supported policies that led to 15,000 new jobs, and over \$3 billion in new economic investment. I've also served as the Board's liaison to the COLT, and have worked proactively with the REDC, the GHBA, the PBA, the EDAC, Visit Loudoun, and others, in support of policies that led to a strong rural economy, which is key to preserving western Loudoun's rural, historic and scenic character.

I've also built relationships with key staff and business community members, and I have led on important business-friendly initiatives such as broadband expansion, transportation improvements, and housing affordability efforts, that are critical to our continued success. It takes two years to get to know County staff and fully understand how our government works. It takes a year to understand the Board's Rules and Roberts Rules of Order, to effectively make and respond to motions, to best represent the needs of our community. My staff and I are past these phases and have a proven record of success. Why go backward with a representative who'll take years learning the ropes, with no record of success?



### **TIA WALBRIDGE (D) - BLUE RIDGE DISTRICT**

#### 1. How do you plan to address Loudoun's housing affordability crisis?

When nearly 70 percent of our county's employees cannot afford to call Loudoun home, our lack of affordable housing truly is a crisis.

For too long, our solution to this problem has been to require by-right developers to set aside a percentage of new development that is "affordable," when building groups of large single-family homes on small lots in either the Transition or Rural Policy Areas. This method is wholly inadequate: Building large, single-family homes in the RPA and TPA

maximizes the cost per unit for the county and provides minimal help with the affordable housing crisis. The cost to the taxpayer for developing in these areas is high: \$1.60 in expense for every \$1 in tax revenue. This situation is untenable for our county's long-term economic viability.

We have to think bigger if we really want to solve this crisis and not just pay lip service to it. We need more units and more diverse affordable housing options. We need to restructure our zoning to allow for redevelopment of underutilized, incomplete, and unused areas of the Suburban Policy Area, where we have the infrastructure necessary to support development, with roads, water, and sewer already in place. We must develop workforce and affordable housing closer to public transit and to many of the employers on Loudoun's eastern border. We need to work to limit by-right development in the Transition Policy Area to keep the cost to taxpayers low and preserve the 50 percent open space envisioned for this region. Working with developers to bring more housing variety to this region and to improve our infrastructure is vital to address these needs and to build inclusive, cohesive communities. *(continued on the next page)*

#### 2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.

We have spent the last two decades approving an overwhelming amount of growth for Loudoun County and it is not surprising our road network is feeling the strain. Because we have relied on by-right development to

*(continued on the next page)*

## BOARD OF SUPERVISORS CANDIDATES

### (cont'd) **TIA WALBRIDGE (D) - BLUE RIDGE DISTRICT**

accommodate this growth, we have added houses and commuters without the infrastructure to support them. Taxpayers are then left to foot the bill for necessary transportation improvements.

In addition to placing an unfair burden on taxpayers, an overreliance on by-right development has created dangerous road conditions. In my district, Evergreen Mills Road, an old country road that services thousands more cars every day than it was designed to hold, is a prime example. Evergreen Mills has still not been allocated money for complete improvement by the county, so not only will Loudoun residents be forced to pay for its widening and modernization, it will take at minimum seven years to work its way through the county's CIP — a long time for more accidents to occur.

We must tighten our zoning to limit by-right development and build strong relationships with developers who are interested in building cohesive communities and not just disparate housing developments on rural roadways. We must also reestablish funding sources for NVTAs, which were gutted to pay for Metro. Many of our major transportation projects are in line to receive NVTAs monies. This would allow for much faster completion of transportation projects than is possible through the County CIP. The gutting of NVTAs funding sources limits the number of projects they can take on to improve especially Loudoun's and all of Northern Virginia's road network.

### **3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?**

The tax return for dollars spent on data centers is impressive and helpful. They have allowed our county to hold the tax rate steady for many years now and will continue to do so. They have a role to play in our county, but we are starting to lean on them too heavily, and I am wary of having more than 15 percent of our county's overall income generated by data centers. I think it is dangerous to stake Loudoun's economic future on one industry. We must be strategic about our reliance on data centers and have a plan in place on how to diversify our economy with other industries.

### **4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?**

The new comprehensive plan was never going to please everyone. The county is large, the stakes are high, and the competing interests are intense and many. But there are some things that aren't controversial, some things that benefit the whole county and just make sense, no matter which way you look at them. And they weren't included in the plan.

There are three programs that represent the gold standard of conservation, used throughout the state and the country, that should have been included in this plan but were not: a Purchase of Development Rights (PDR) program, a Transfer of Development Rights (TDR) program, and an effective Conservation Easement Assistance program. I am extremely disappointed in our western supervisors' lack of initiative and knowledge when it comes to advocating for these policies, which should have been included from the outset of the Envision Loudoun process over two years ago.

TDRs allow the county to transfer credits for development from rural areas to more developed policy areas, protecting our green spaces and active agriculture, which provide \$1.7 billion in economic impact to our county annually and keep property taxes low for all of us, from Bluemont to Sterling. Both the Conservation Easement Assistance program and the PDR program benefit from cost-matching from the state, so not only are we failing to protect our rural lands by choosing not to make use of these programs we are also leaving real money on the table. My opponent touts a Conservation Easement Assistance program he proposed, but it is one for which barely anyone qualifies.

Loudoun's western representatives are either familiar with these conservation programs and the process by which to implement them and are actively working to undermine them, or they don't understand the legal and technical details of the policies for which they advocate.



## BOARD OF SUPERVISORS CANDIDATES

### (cont'd) **TIA WALBRIDGE (D) - BLUE RIDGE DISTRICT**

I am running for this seat because the Board of Supervisors will be making incredibly important zoning adjustments next year, and we need strong, knowledgeable voices in the discussion, folks who understand Loudoun's past, present, and future, the intricacies of these policies, and the impact they'll have on our county for years to come at this critical moment. This new board will decide how closely our county adheres to the plan's vision for a balanced Loudoun county with well-supported rural, suburban, and urban regions, or how far we stray from that goal.

#### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

Making a concerted effort to attract more companies to make Loudoun their home will provide an obvious boost to our local economy, increase our county's national standing, and alleviate undue burdens on our infrastructure and traffic by lowering the percentage of commuters through Loudoun.

We need to adjust our zoning to allow for redevelopment of unused or underused areas of eastern Loudoun. Many sites in eastern Loudoun are surrounded by transportation options and infrastructure and are in close proximity to other businesses in the defense, aerospace, and technology industries that drive the economy of this entire region.

Too often, we give up prime office real estate to other industries. We must keep in mind the sacrifice we make each time we approve another use where office space belongs. data center. While the revenue generated from data centers is valuable, data centers don't create jobs or provide many other positive externalities.

#### **6. Please tell us why you are the best candidate for this office.**

It is the job of our elected representatives to understand the issues important to their constituencies and to be proactive in finding innovative solutions that don't just address the problems of today, but prevent the problems of tomorrow and acknowledge the impact each policy and decision will have on the future of our county decades down the line. Our representatives need to value substance over lip service and short-term political gain.

My family came to Loudoun County for its unique balance of rural and suburban lifestyles and economies. I wanted a sheep farm, my husband wanted to work for the federal government, and we wanted our children to have the best public education. This is a tall order, but Loudoun made it possible — that one region can be home to so many lifestyles, in close proximity to an abundance of jobs, and with wonderful schools for our children, is a balance rare and precious, and it is not going to survive by accident.

I am well-rooted in my community, I am an expert on the issues my district cares most about, and I have studied the solutions in depth. I see the bigger picture, the driving forces behind our affordable housing crisis, lack of office space, overburdened roads, infrastructure spending, loss of farmland and our struggling rural businesses. These issues are not independent of each other, and we cannot meaningfully improve one without improving the rest — we need to be proactive, creative, strategic, and collaborative to slow our growth and better plan our communities. We need real leaders who will put the county's interests ahead of petty politics.

Rural Loudoun brought in over \$1.7 billion in economic impact last year alone and employed 18,000 people. With the arrival of Metro and the potential to bring more weekend tourism from the District of Columbia, agri-tourism should provide an even greater boom to our economy, but only if we are proactive about preserving the rural destinations for which people come to Loudoun.

We need an advocate on the board who understands conservation legislation and can work to build partnerships with eastern representatives and developers alike to keep Loudoun's economy thriving.

I serve locally on the board of Loudoun County Farm Bureau, am a founding board member of Save Rural Loudoun, an associate director of Loudoun Soil and Water Conservation District, and a Governor's appointee to the Virginia Agricultural Council. I look forward to bringing my local and state expertise to the board next year.

## BOARD OF SUPERVISORS CANDIDATES



### JIM BONFILS (R) - BROAD RUN DISTRICT

#### 1. How do you plan to address Loudoun's housing affordability crisis?

When elected I will promote and lead collaborative initiatives among government, the building industry, the Chamber of Commerce and local businesses to increase the availability of affordable housing. This includes working diligently with applicants and county staff on re-zonings that maximize ADU's and workforce housing. In addition, I will pursue more opportunities to utilize the Housing Trust Fund (HUD and VHDA).

#### 2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.

I support keeping a high priority on transportation spending. When elected I will work to lower the percentage that comes from local tax dollars and diversify our revenue sources.

#### 3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?

Loudoun's data center business sector is highly successful and makes a substantial contribution to our tax base and community welfare. It is one of Loudoun's most notable economic assets and should be fully supported by the BOS.

By their nature, data centers need to be clustered. Proximity is a key to performance, and the BOS ought to support this sector as it grows and evolves in current and new industrial and business areas. There are legitimate issues of aesthetics and location and these should always be considerations too.

#### 4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?

Overall this was a failed process that took too long and lacked the necessary direction from the BOS from the outset. As a result, notwithstanding the best intentions of a wide variety of stakeholders, what was approved was a modest change to what is already in place -- in a sense, "do as little as possible in an election year" to a plan that had not been comprehensively updated in 18 years. We missed the opportunity to properly plan for our future economic development and housing needs and not just worry about the next election.

I attended five of the input sessions and did not see a good cross section of business representation. Small businesses were left out and we need ought to take steps to rectify this. Implementation by the next BOS will be crucial, and when elected I will seek input from small and large business owners to be sure county government takes their needs into account and has an action plan, especially in the area of workforce housing and training.

#### 5. How will you seek to address the scarcity of available Class A office space in Loudoun County?

Getting financing for Class A Offices is challenging, especially for speculative construction. We have seen some of the large office parks built in the 80's and 90's in Fairfax County become vacant as the market has changed, and this should never happen in Loudoun if we're well-prepared to adapt to current and future market realities.

When elected I will immediately meet with the Department of Economic Development and other stakeholders to discuss strategies for encouraging mixed use development and target landing "Class A users" as part of the project. In 2012, the BOS put in place an incentive fund to attract and retain companies, and I will work to go beyond that fund to attract Class A office, potentially including we may fee and tax incentives.

## BOARD OF SUPERVISORS CANDIDATES

(cont'd) **JIM BONFILS (R) - BROAD RUN DISTRICT**

### 6. Please tell us why you are the best candidate for this office?

I am the best candidate for the Broad Run District representative on the Board of Supervisors (BOS) thanks to my 20 years of local community leadership and accomplishments. I am a pioneering leader on behalf of Loudoun's youth, sports, parks, trails and communities, and have served for many years on BOS-appointed boards and commissions, HOAs, and local, state and national non-profit boards, as well to complete an unexpired term on the BOS. My level of community contributions is well known, as is my hard work and willingness to make the tough decision, not just the popular ones.

Through my business, community and government experience I understand the importance of a strong local economy and low taxes, and that an effective economic development strategy must address transportation, education and housing. I will work to ensure the success integration of the new Metro stations into our local economy and transportation network, and on behalf of other transportation solutions too.

I am campaigning in support of positive change in Loudoun County, with a focus on bipartisan solutions to non-partisan challenges.



### **SYLVIA GLASS (D) - BROAD RUN DISTRICT**

#### 1. How do you plan to address Loudoun's housing affordability crisis?

The shortage of affordable workforce housing is a significant issue for business and one of my top three priorities. I would take a multi-pronged approach to the problem by working:

1) With developers, contractors, and planning professionals to ensure that more units smaller than the County's 3,500 sq. ft. average size, including apartments, condos, etc., are built as well as increasing the number of mixed-use developments; 2) To facilitate more partnerships among the public, private, and non-profit sectors by bringing developers and local stakeholders to the table so that we might put forth a coordinated effort; 3) To incentivize local developers and landlords with cheaper financing options to implement a program similar to the "80/20 program" in NYC, which mandates that 20% of the units within a luxury building are set aside for low-to-medium income level tenants; 4) To increase funding for the Housing Trust Fund; 5) To raise the income eligibility requirements of the Affordable Dwelling Unit Program to reduce the current level of middle-class workers who are shut out of the program; 6) To help cover the overall bottom-line of developers of affordable units by increasing their tax base; 7) To provide financial education programs for low-to-middle income families.

#### 2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.

Yes. Transportation infrastructure is another one of my top priorities. The American Infrastructure Report Card gave the United States' infrastructure a D+ grade, which must be improved. I, therefore, seek to develop policies that will provide a user-friendly, multi-modal public transportation solution that will ensure a smooth integration of our coming Silver Line Metro stations and reduce travel times across transportation modes. Thus, I would:

1) Expand, connect, and better maintain our roadways to reduce their great congestion; 2) Offer a free alternative to the Greenway Toll Road via the Shellhorn extension between Loudoun County Parkway and Moran Road;

*(continued on the next page)*

## BOARD OF SUPERVISORS CANDIDATES

### (cont'd) **SYLVIA GLASS (D) - BROAD RUN DISTRICT**

3) Develop, expand, and connect our mass transit infrastructure, including our three bus systems so that we have a fully-functioning, unified system; 4) Address the lack of mass transit accessibility so that it is in compliance with the Americans with Disabilities Act; 5) Incentivize the use of public transportation; 6) Connect and expand our existing sidewalks, pathways, bike paths, and walking trails, while making them all safer, as well as create new bike lanes in roadways that can bear them.

Some of these goals cannot be accomplished without the cooperation of surrounding County Boards. I would, consequently, continue this dialogue with the other counties in Northern Virginia.

#### **3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?**

Future growth of our high traffic data centers is necessary for the expansion of our local economy. They bring: 1) tax benefits to the County (allowing us to have budget surpluses) and to homeowners (the 15% tax abatement); 2) possible infrastructure proffers; and 3) possible service as a magnet for other economic development. Yet, sustainable, controlled growth is the correct path forward. Sprawling development makes it difficult for the County to keep up with infrastructure expansion and to ensure our quality of life. Restrictions on data center placement, especially near residential neighborhoods, should be instituted; I would cluster them in Data Center Alley and cancel any data center by-rights. Furthermore, the centers should not be built on commercial office sites because such land is also in short supply.

Additionally, their aesthetic and environmental costs should be considered. They should: 1) Be aesthetically pleasing; 2) Use innovative green energy sources to reduce both their carbon footprint and energy cost, as well as attracting more green businesses to the County; 3) Deal with their coming obsolescence; while the structures will decompose, the piping remains an environmental hazard, and therefore, the centers should be required to plan for their demise.

#### **4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?**

The public hearings were rushed. County residents had concerns about the allowed rapid growth and its environmental impact. Developers complained that they had little say in the Plan's formulation. Data center by-right development and water issues in the rural and transitional policy areas were not adequately addressed. Yet, the problems resulting from neglecting to regularly review the Comprehensive Plan had to be addressed here, and, overall, I think the Board did an admirable job. Some areas were shifted from Rural to Transitional and from Transitional to Suburban, as they should have been. Whatever I might think about this, however, the Plan is adopted and the wheels of development are moving quickly. Broad Run will bear the brunt of the rapid growth with some areas becoming urbanized. I will as indicated above work with developers, construction companies, planning professionals, and environmentalists to bring affordable, sustainable housing into the area and to maintain our quality of life through requiring the use of green energy and the building of green infrastructure in future projects—which will also increase property values. I will bring all to the table, give each a fair hearing, and work cooperatively to solve the problems that growth brings.

#### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

We have a shortage of office space inventory, in part due to by-right data center development, which built centers on land zoned for commercial office space. Several solutions are possible. I wish to: 1) Coordinate with developers to build more mixed-use developments; 2) Partner with companies, such as WeWork and 1776, to aid the leasing out existing office space; 3) Make the current available office spaces accessible to more companies and their employees through use of existing office and renovated industrial spaces, as well as by the creation of newer ones; 4) Facilitate the creation of incubator spaces where an organization would pay a flat fee to work in a Class A office space, which would be more cost-effective and allow multiple companies to work, interact, and exchange ideas; 5) Initiate possible rezoning efforts to help free up more land for development; however, this would be done on a

## BOARD OF SUPERVISORS CANDIDATES

### (cont'd) **SYLVIA GLASS (D) - BROAD RUN DISTRICT**

smaller scale as we want to maintain the landscape and character of our County; 6) In-Fill using renovated Class B and C office spaces to provide cheaper alternatives to Class A space; 7) Prevent future data centers from building on commercial office space sites through canceling their by-rights.

#### **6. Please tell us why you are the best candidate for this office.**

1) My economic development and job creation agenda including: Recruiting large businesses to Loudoun County; Assisting start-up and small businesses succeed by expanding access to capital and creating incentives for development; Incentivizing more minority and female representation in small businesses and beginning a tax delay program for these small businesses, so that no taxes are paid until these businesses are in the black; Attracting alternative energy companies to the area; Supporting the building of a new George Mason University Loudoun campus.

2) Building better schools here by, among other policies: Fully funding our schools; Expanding our STEM, vocational, and fine arts programming; Increasing teacher and staff salaries, benefits, and available classroom resources to levels at least comparable to the less wealthy communities around us; Enlarging staff to reduce overcrowded conditions; Enhancing school security, including increasing on-site mental health professionals.

3) I will work hard for the businesses of Loudoun County. When my opponent held the position of Supervisor from Broad Run in 2015, the public record reveals that he took no positions and abstained from all voting, being a mere placeholder. His public positions today are few and entirely undeveloped. I believe that he will be fairly uninvolved again.



### **CALEB KERSHNER (R) - CATOCTIN DISTRICT**

#### **1. How do you plan to address Loudoun's housing affordability crisis?**

Affordable housing is a great idea. My desire would be that everyone can afford a home, especially our teachers and first responders. However, there are no easy answers to this problem since market forces—especially the price of land—dictate the price of housing in Loudoun County.

I don't believe government should try to suppress land prices in order encourage affordable housing. However, the County can always do more to encourage housing affordability. For example, encouraging builders to bring in mix of housing types in a range of sizes and price points will help facilitate the availability of affordable housing for Loudoun's residents. Continued support for Loudoun County's Affordable Dwelling Unit (ADU) program is also important.

#### **2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.**

Yes. In my opinion, our citizen's commute time is the biggest deterrent to quality of life. Safer and shorter commutes are imperative. It equals more time at home, with your children and family, working on your home, your lawn, reading a book or going out and doing what you want for the evening--instead of fighting traffic. A significant portion of our capital should be dedicated to improving our roads, moving traffic and improving our quality of life in Loudoun.

## BOARD OF SUPERVISORS CANDIDATES

(cont'd) **CALEB KERSHNER (R) - CATOCTIN DISTRICT**

### **3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?**

I think data centers are a great addition to Loudoun. This has been a very successful County partnership and should continue. Data Centers provide a great tax base and require very little in infrastructure needs. As a general rule, I believe data centers should be kept out of the rural and transition policy area and not located near residential development—unless the citizens who neighbor such a location would agree with such a development. If we discourage data center growth, not only will we miss out on great revenue opportunities for the county but in all likelihood, houses will be built where the data centers would be, which will result in higher infrastructure costs.

### **4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?**

As a lawyer, I find it shocking that State law requires we review the comprehensive plan every 5 years, and it has been around 15 years since our last plan review. As supervisor, I would make sure we review the plan at least every 5 years in order to ensure our planning keeps up with our demands and changing needs.

Overall, I believe that the process was a good one in that it included involvement of a lot of individuals and interests groups. However, I do not think the Board Members were given ample opportunity to put their imprint on the plan. In my opinion, the process was heavily staff driven when the draft came before the Board.

I was most disappointed in the original draft that heavily increased density in the TPA. As a lawyer, I am trained that words have meaning. "Transition" in this context implies a gradual change from Suburban and Urban to Rural. The original 2040 proposal packed in too much density creating a TPA that had no differentiation from the Suburban area. It appears that the final draft took a more balanced approach with lower density that more accurately reflects "transition" policy area. I believe this plan and policies should be reviewed and updated regularly to better adjust to the changing needs of the county.

### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

I believe the commercial vacancy rate for Loudoun County is around 9.3% up from 9.1% in the 1st quarter of CY 2018. The availability rate is closer to 15.5%. According to most commercial landlords and developers I have talked to, a vacancy rate of between 6 and 9 percent is healthy and promotes growth and adequate availability. Therefore, it appears to me that we do not have a scarcity of available Class A office space in Loudoun County. However, if it became evident that scarcity was an issue, I would make sure there was adequate land zoned for office; make sure the permit process was efficient and timely; examine tax breaks; and encourage economic development focused on marketing office space.

### **6. Please tell us why you are the best candidate for this office.**

I would represent the most occupationally diverse district in Loudoun—a large farming and rural contingency and a large professional suburban constituency.

I have lived in Loudoun 25 years—my entire adult life. I grew up a local farmer and am active in promoting youth involvement in farming on the Loudoun 4-H Fair and Associates Board. I have worked as a federal lobbyist for 10 years, have a degree in finance and I am a small business partner in a medium sized law firm in Leesburg.

My opponents either have only farming experience and no professional experience or only professional experience and no farming experience. Neither of my opponents have the legal and financial training that is invaluable as a supervisor; and neither have the diverse background, education and experience I enjoy.

In short, as a farmer, former lobbyist, small business owner and lawyer with a degree in finance, I am uniquely qualified to represent Catoclin and the diverse families and backgrounds it is made of.



## BOARD OF SUPERVISORS CANDIDATES



### FOREST HAYES (D) - CATOCTIN DISTRICT

#### 1. How do you plan to address Loudoun's housing affordability crisis?

I plan to lead a new Loudoun County development plan and implement an affordable-housing platform which provides policies and funding sources designed to support low-income tax credit (LIHTC) transactions and attracts large-scale, multi-family rental and for-sale housing options for teachers, police officers, fire fighters, and service industry workers. Loudoun County must provide more workforce-housing, permanent supportive housing, senior housing, veterans housing, and housing suitable for a young, tech-savvy workforce. Diversity in housing stock is an essential ingredient for a healthy and vibrant economy. Loudoun cannot continue to grow or maintain its current standard of living without addressing the full spectrum of housing needs. I will develop a privately funded Housing Production Trust Fund and advocate for the establishment of a "stand alone" Department of Housing and Community Development which would focus on addressing the affordability crisis as its sole mission.

#### 2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.

I believe maintaining and improving transportation infrastructure should remain a top priority of the Loudoun County Investment Plan. Spending additional capital on roadway planning, local transportation projects, transit functions is a wise investment in our economic future. In addition, our community is demanding safer roads, especially Route 15 in my Catoctin District. In fact, critical transportation needs in my district have gone unmet for far too long. First, our scenic byway has now become congested with daily traffic and deadly accidents. I will make sure the county builds shoulders throughout Route 15 so that our law-enforcement and emergency medical teams can safely conduct their business. Second, we must expedite stretching Crosstrail Boulevard to Route 7 so that it eases traffic to the new Loudoun United Soccer Stadium. Third, we have an interest in seeing portions of Route 287 and Route 7, especially the intersections, improved since it would greatly affect traffic within Catoctin. Last, while safety and improvements of Route 15, up to the bridge, is the highest profile issue in Catoctin, I believe it is important acknowledge the root issue which is interstate commerce between Maryland and Northern Virginia. As a result, I would examine the feasibility of alternative river crossings which may provide more suitable for interstate traffic and provide the opportunity for goods, services and commuters to travel safely within the Baltimore-Richmond Corridor.

#### 3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?

Data centers are an important economic boom for Loudoun County. I appreciate the manner in which data centers have added to our overall annual revenue and allowed our county to keep taxes stable for a number of years. However, many are concerned about the potential for data centers next to their residential property. I support aggressive expansion of data centers in Loudoun County. However, I believe that data centers are currently appropriately placed, and I would not support data centers in the rural policy area. Instead, I would support innovation in the design of data centers to include multi-level, mixed-use and below grade data center construction. In conversation with key industry leaders, they appear to be open to new concepts and designs which contain the data center foot print.

#### 4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?

In a statement to the Board of Supervisors, I highlighted my desire to see greater density around Silver Line Metro Stations that were meant for that purpose, rather than encroaching upon residents that have chosen a rural existence. I asked, "Why are we spreading outwards, when we can be spreading upwards?" While the approved planning document is a mark improvement over the original plan, it is still not an example of smart growth. There is no balance. *(continued on the next page)*

## BOARD OF SUPERVISORS CANDIDATES

### (cont'd) **FOREST HAYES (D) - CATOCTIN DISTRICT**

The plan calls for a significant increase in the County's population with no consideration of the corresponding services and cost that it would require. There is no accounting for additional schools, teachers, fire trucks, firefighters, libraries, hospitals, road improvements, and so on. We are already paying too many taxes while our teachers, firefighters, and law enforcement officers are stretched thin and underpaid. If elected, I would seek to amend the 2040 Comprehensive Plan to include the Transfer of Development Rights Program and restrict the receiving district to the newly created metro taxing footprint and specific locations within the urban policy area. I would work to fully fund the Conservation Easement Program for those who really need the help. I would encourage scaled up workforce-housing and mixed-use development at the new metro stations. I do support the vote to move areas P1 and P2 from the rural policy area to the transition policy area because that portion of the county is not inherently rural. Those two parcels appear to have been erroneously labeled "rural." However, I would demand that a parcel of equal square footage be transferred from the transition policy area to the rural policy area as compensation.

#### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

Class A office space in Loudoun County has grown more modestly than other commercial sectors and it continues to lag behind. Comparatively, the strongest absorption rates in the region are connected to areas with access to transit and other integrated land uses. As a result, I am committed to transit-oriented development as a solution to our lack of office space. We must prioritize the TOD type of community development to leverage integrated walkable neighborhoods featuring housing, office, retail and/or other amenities located within close proximity of quality public transportation. The demand for non-residential in the form of office in the next 25 years is 9.1 million to 11.7 million square feet. Clearly, the new Silver Line Metro Stations are an ideal opportunity to develop and market new class A office space in Loudoun.

#### **6. Please tell us why you are the best candidate for this office.**

I am uniquely qualified to provide permanent solutions to a list of stubborn problems. As Supervisor, I would work with the other members of the Board and advocate for interests germane to the residents of Catoclin. I understand that gaining the support of my colleagues on the issues affecting my constituents is the key and that "the job is to count to five." My goal is to implement a smart development strategy which encourages and facilitates the development of workforce housing and a diversification of housing types throughout the County, even as we protect and grow our wine, horse and tourism industries. My experience as staff to the US House Subcommittee on Agriculture Appropriations provides a professional background necessary to preserve the beauty and history of Western Loudoun which is vital to my candidacy. I have overseen the development of 6,000 units of housing placed into service. In addition, I recently announced my Gubernatorial Appointment to the Virginia Housing Commission. Clearly, my unique set of skills and experience working in the public and private sector(s) on complex development issues involving entitlements, historic preservation, Low-income Tax Credits (LIHTC), New Market Tax Credits (public subsidies), and Tax Increment Financing (TIF) would allow me to lead the effort to create a platform to promote workforce-housing and mixed-use development models in Loudoun County. In addition, I have the ability to design and "stand up" a privately funded Housing Production Trust Fund.

My goal of encouraging and facilitating the development of workforce-housing and diversified housing types in and around the Metro stops is unique. This policy also doubles as an enticement to focus future development in targeted areas, protecting our horse and wine country and allowing us to keep our open spaces that are crucial for tourism. Additionally, I bring the experience to leverage our existing infrastructure and rooftops to develop a 5G program to address the rural broadband and cellular connectivity issues and use technology to maintain and grow our agriculture and Agri-businesses.

## BOARD OF SUPERVISORS CANDIDATES



### **SAM KROIZ (I) - CATOCTIN DISTRICT**

#### **1. How do you plan to address Loudoun's housing affordability crisis?**

Housing is expensive in Loudoun because a lot of folks want to live here. So much so that the normal rule of supply and demand doesn't seem to apply. We've been adding housing like crazy, multiple times as fast as neighboring counties, and yet prices are higher than ever. The demand is insatiable. We cannot build our way out of this situation with single family houses built ever further west. We have to do things differently. We need creative solutions that provide the missing housing options that the market is failing to provide.

#### **2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.**

No because we can't afford it. The county spending on roads has ballooned and we can't continue to operate this way, especially if we're adding more housing and more cars to the road. And on many roads, like Rt 15, county-funded improvements will likely attract more out-of-state traffic, so I'm skeptical we'll even see any traffic improvements. When VDOT money is not coming, it is tempting to just pay for it ourselves, but that's not sustainable. We need to do a better job getting money from VDOT, including designing improvements in a smarter way so they have more appeal. I'm not against any county spending on roads, but the current trajectory is not good.

#### **3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?**

We are lucky to be located on the backbone of the internet and the data center industry has been a boon to the county. But we have to be careful about how we continue to grow the industry to avoid the problems that we've seen in the past. We don't seem to have any problem attracting data centers, and I'm not scared of deterring new ones by adding stricter performance standards, or even looking at our tax assessments and tax breaks.

#### **4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?**

I'm disappointed that the BOS moved the Rural/Transition boundary and added housing density to the Transition Area. The dual nature of Loudoun is a big part of what makes it special, but we won't have a complimentary rural area and suburban area for long if we keep moving the boundary. I'll work to roll back these changes and maintain the boundary.

#### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

When the market isn't providing the housing and office space options that our residents and businesses need, the BOS should incentivize solutions. As Supervisor, I'll look to the Chamber for ideas and will be an advocate. I'll always have an open door and am eager to solve problems.

#### **6. Please tell us why you are the best candidate for this office.**

The most important issue for the Catoctin District is stopping suburban sprawl and keeping agriculture alive and thriving, which go hand in hand. It's in the running for the most important issue for the whole county, because if rural Loudoun is built out with sprawl, not only will there not be quaint towns, wineries, and farms to visit, but providing schools, roads, and other services for all those new homes will bankrupt the county.

*(continued on the next page)*

## BOARD OF SUPERVISORS CANDIDATES

### (cont'd) **SAM KROIZ (I) - CATOCTIN DISTRICT**

But it's definitely the most important issue for the Catoctin District, and as a farmer and rural business owner I'm the best qualified to meet the challenge. As an independent, I'll be able to avoid political games and work tirelessly on solving problems. I'll be a friend of the Chamber and look forward to working together. Loudoun is full of incredibly talented people and great organizations and I want to serve as Supervisor to help empower them. When we all work together, there's no limit to what we can achieve.



### **MATT LETOURNEAU\* (R) - DULLES DISTRICT**

#### **1. How do you plan to address Loudoun's housing affordability crisis?**

A combination of policies and actions will be needed. Now that the Comprehensive Plan is completed, there will be opportunities to address housing both during the creation of a new zoning ordinance, and during the Unmet Housing Needs Strategic Plan process which the Board also initiated. In the Comprehensive Plan, the Board moved toward smaller lot designations on areas with new densities such as those in the TPA. I personally would like to see small, single family units (under 2000 sq feet) be developed, which is a product that largely does not exist outside of Sterling. However,

the Board will need to explore policy options like proffer relief for certain types of housing like that in order to make smaller, more affordable units viable.

We also are updating the guidelines for our Affordable Multi-Family Loan Program to create more flexibility. We have had recent success with our program by utilizing the Housing Trust Fund to help get several affordable rental projects off the ground, creating hundreds of new units. We also must continue to both receive set aside units as part of land use applications and receive funding to replenish the program as part of developer contributions.

#### **2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.**

As Finance Chairman, I have led efforts to develop a CIP that prioritizes our greatest needs. That has shifted from school projects as a majority of the CIP to transportation. This shift has been driven by a reduction in the pace of new student enrollment, which has freed up capital funding.

There is still no greater issue facing Loudoun than traffic congestion, particularly in southern Loudoun. I have proposed a Route 50 northern collector road that our traffic models show is essential for breaking out of the cycle of gridlock and would connect the South Riding area to the Air Space Parkway interchange on Route 28. That project will have many challenges since it largely would take place on Airports Authority land, but it is an example of the type of investments that we must be making. Other priorities include Braddock Road widening, the construction of Northstar and Arcola Blvd, Route 15 widening and roads around Metro. The CIP also takes advantage of regional and state funds. While they have been reduced in recent years, I led negotiations of two major proffer agreements that will help accelerate critical roads and make up some of the difference.

#### **3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?**

No type of growth can be and should be unconstrained and that includes data centers. Data centers are an incredibly valuable part of Loudoun's economy and will generate nearly \$300 million in revenue next year while using only a tiny fraction of that in services. Where to put them and what they should look like was a major topic of debate during the Comprehensive Plan.

## BOARD OF SUPERVISORS CANDIDATES

### (cont'd) **MATT LETOURNEAU\* (R) - DULLES DISTRICT**

I support continued growth of the industry, but I recognize that for it to occur, we do need to be mindful of design standards in certain areas, and we also need to ensure that other industries such as more traditional flex/industrial uses also has space to grow in Loudoun. I think that balance is possible, and while I know there are concerns about some of these issues from the industry, we can be reasonable in the way we interpret guidelines and work with the industry to grow in a way that's compatible with our other goals. Completely ignoring concerns from residents about the way data centers look and where they are located would ultimately create a backlash that would lead to even further obstacles to future growth.

#### **4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?**

The Comprehensive Plan represents the Board's vision for land use and transportation. Upon the plan's adoption, I made a joke that there were parts of the plan that made all of the various stakeholders unhappy, which was probably a sign that we struck a good balance. There is some truth to that. The Board heard from a lot of folks with very different interests—some wanted us to limit development, others wanted us to expand all types of housing, especially affordable. While I didn't agree with every individual decision, I think we did add more opportunity for development in places where it made sense to do so and didn't in places that don't have the infrastructure to support it. That is particularly true south of Braddock Road, where we are limited by Fairfax County's decisions on the road network. Moving forward, the Board's work on writing the zoning ordinance will dictate the details of many of the concepts in the plan—so to the extent it can be improved, that will be the process. I'm personally most interested in executing our vision for smaller lot homes in the Transition Policy Area and encouraging development in the Urban Policy Area.

#### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

As outlined in EDAC's report to the Finance Committee on July 9, there's a significant gap in the prices that the market will support for office space in Loudoun and what it actually takes to build the type of office that we are looking for. Mixed use projects with residential components help generate revenue and increase attractiveness for financing in order to make office components of projects more feasible. That's the vision that the Comprehensive Plan advances. In areas around Metro, where we are seeking more vertical construction, the Board is going to have to begin thinking outside the box and become a more active partner in development. There are some financial instruments available to us such as Tax Increment Financing which have been utilized in other jurisdictions and would make financing easier. The County could also partner on infrastructure to bring costs down. As Chairman, I directed staff to build on EDAC's report to bring back a scope for the Committee to consider. I anticipate utilizing a multi-disciplinary group of staff including Economic Development, Finance, the County Attorney's Office, Planning and Zoning, and County Administration to work with the private sector to formulate specific plans on specific projects.

#### **6. Please tell us why you are the best candidate for this office.**

Over the last 8 years, I have built a track record of success for my district, the County and the region. I am responsible for over \$736 million in infrastructure improvements directly serving the Dulles District, with more to come. I have been deeply involved in some of the County's more important decisions, such as voting to opt into Metro, and personally negotiating the deal to bring DC United to Loudoun and build a stadium for Loudoun United, our first major pro team. I have elevated Loudoun's influence in the region and played a major role in the effort to secure dedicated capital funding for Metro. I was the first Loudoun Supervisor to chair the Metropolitan Washington Council of Government's Board of Directors since 1983, and this year I became the first ever Loudoun Supervisor both to chair the Northern Virginia Transportation Commission and to join the Metro Board of Directors. My colleagues on the Board and in the region have selected me for leadership roles because they respect my fairness and effectiveness. I have a lot that I still wish to accomplish on the Board and I'm looking forward to continuing this important work.



## BOARD OF SUPERVISORS CANDIDATES



### SREEDHAR NAGIREDDI (D) - DULLES DISTRICT

#### 1. How do you plan to address Loudoun's housing affordability crisis?

Affordable housing is very critical for our businesses to employ a diverse workforce and flourish. Our zoning policies are a critical part of encouraging and enabling the development of affordable housing. Tax revenue has to be allocated to the housing trust fund so that a true revolving fund exists and is not just dependent on the sale of ADU units. If we were to dedicate at least a half cent to the housing trust fund then we would receive about \$8 million dollars annually and that would help incentivize developers and the private sector to build more affordable housing units. We should also look at other

innovative solutions such as removing/revisiting parking minimums that are known to increase cost and are often underutilized; building codes to encourage rehabbing older communities, and ensure residential development is in line with other types of growth. We can also explore the successful models of affordable housing in our neighboring counties.

#### 2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.

Loudoun's taxpayers are disproportionately burdened by the enormous demographic growth and our transportation network hasn't quite kept pace with that demand and is at least a decade behind. Also, the State transportation spending has historically been under ten percent and which will be further reduced due to the recent removal of Northern Virginia Transportation Authority's (NVTA) 30% funding. This will mean even less revenue being allocated to our most congested road networks in Loudoun County.

Also, Loudoun's debt continues to rise in order to accommodate this growth and the borrowing costs impact Loudoun adversely far into the future. Considering the above factors, while I do support the priority for transportation investment, I do advocate a more nuanced and balanced approach to address our transportation and infrastructure investments that will strike a balance between spending and ROI. The priority for transportation investment should be based on analyzing the performance of current and past projects with an added emphasis on congestion reduction, relief and economic development. It is a high priority for me to ensure that we have a high quality of life and create a business friendly environment that provides thousands of jobs to the county on account of improved infrastructure and shorter commute times.

#### 3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?

We must maintain a business friendly environment that adds to our commercial tax revenue while balancing a quality of life for our residents. Data centers have allowed for that balance but their growth should be examined on a case by case basis. Balancing our economic development industries is a priority of mine but the demand for data centers in certain locations where there is a corresponding infrastructure is appropriate should be taken into account.

#### 4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?

Regular updates to the Comprehensive Plan are necessary and allow for meeting current and future demands in the market. Overall, the new plan strikes a balance and I am a firm believer in adopting the vision and values of those who chose to create their foundation and future in Loudoun.

For my district, I believe there needs to be a priority to limit the amount of 'By Right' development that would take place. There were certain parcels that were not designated with a new place type that should be addressed during the next update of the comprehensive plan and can be looked at during the zoning overhaul ordinance that the next Board will undertake to address our unmet housing needs and places for commercial growth.



## BOARD OF SUPERVISORS CANDIDATES

### (cont'd) **SREEDHAR NAGIREDDI (D) - DULLES DISTRICT**

There was not adequate discussion held on the transportation and infrastructure needs that the county and my district are in need of while adopting the comprehensive plan. In some cases there were parallel road networks to major roads that were taken out of the CTP. The growth of the county has been a positive thing but with that there needs to be a plan of how to address the infrastructure concerns that inhibit new businesses from coming to Loudoun.

#### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

The Northern Virginia leasing market is competitive, and areas which have a robust live-work-learn-play environment are most attractive to potential investment from commercial builders and tenants. The Metro, effective transportation corridors, and quality schools contribute greatly to creating that environment.

I would re-examine our economic development fast track program to incentivize yet prioritize industries that are bringing jobs to Loudoun that would need Class A office space. This in conjunction with having placetypes that the underlying zoning classification calls for class A office space along major transportation corridors would be ideal for addressing our current shortage.

I would also explore any new tiered tax break programs that are revenue neutral from the addition of new office space investment could be used to increase investment in Loudoun.

#### **6. Please tell us why you are the best candidate for this office.**

My family and I have lived in Dulles for the past decade and both of my children are currently attending LCPS. I'm an IT professional, small business owner, a real estate investor, and a part of a community that represents a growing population in my district and the county. My education and background in Civil and Environmental Engineering and my work experience has given me the opportunity to relate my experience with real world governance issues. My expertise in relevant areas of governance, logical approach to problem solving, and passion for making Loudoun a better place for all of our residents motivated me to run for Dulles Supervisor. Over the years, I have cultivated strong relationships, trust, and endorsements with elected leadership at the local and state level. It is my intent to use those relationships formed to better lobby for increased funding for transportation and education that has been decreasing for years resulting in a strain on our local tax revenues.

I'm a governor-appointed commissioner for the Census 2020 and also serving as the At-Large member for the Transit Advisory Board. Locally, I have also been active in the Envision Loudoun process, attending planning commission meetings and public meetings. I'm a director of a non-profit as I seek to give back to the community philanthropically. The experience and insights I have gained while discharging my duties in the above roles allow for me to understand the complex priorities of my district. The rigors of the new role I'm running for will involve experience in solving public issues, governance, budgeting, planning, and someone ready to work on day one and I believe I am someone who is cut out for this.

## BOARD OF SUPERVISORS CANDIDATES



### KRISTEN UMSTATTD\* (D) - LEESBURG DISTRICT

#### 1. How do you plan to address Loudoun's housing affordability crisis?

This is a national issue. Having just taken a look at housing costs across the country, I can say we're doing a lot better here than they are in San Francisco and Seattle. That said, while I do not support converting commercially zoned land into residential uses, I do believe that, where legal, developers willing to provide a significantly greater percentage of affordable units, than the County ADU ordinance requires, should see their applications processed as expeditiously as possible. The County has proven it can work with state and federal representatives to make our ordinances compatible with

state and federal requirements, so that developers can acquire the financial wherewithal to build more affordable housing. I support allowing more high-rise multi-family complexes in proximity to metro and believe, going forward, the Board should take another look at whether town homes and low-rise multi-family complexes are the best uses near metro.

#### 2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.

Yes. The two issues I hear about most from my constituents are overcrowded roads and overcrowded schools. Neither the federal government nor the state government is carrying its share of the burden when it comes to road construction and public transportation. Unfortunately, that means either the County (with or without regional assistance) puts up the funds or nothing gets done.

#### 3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?

The data center industry provides about 25% of our total County tax revenue (between the business property tax on servers, the real estate taxes on their buildings and land, and other taxes). My biggest concern as a Board member is that we are not doing and saying enough to support their continued growth in Loudoun County. I found the Comprehensive Planning process frustrating for many reasons, but one of the major ones was the lack of opportunity for the Board to do a deep dive into the needs of what is arguably Loudoun's most important economic driver. Everything we want to accomplish as a Board - from transportation improvements, to school operations, to building up the housing trust fund, to social services, etc. - will see a huge hit if we do not protect and expand this sector of our economy.

#### 4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?

I voted against the Comprehensive Plan for a number of reasons: 1) the reduction of the rural planning area through the Board's moving the P1 and P2 land bays out of the rural area and the conversion of those bays to suburban densities in an area already under-served by an inadequate road network, and with no thought given to school capacity; 2) the lack of planning for more affordable high-rise and high density housing around metro; 3) the Board's de facto elimination of the Leesburg JLMA, as a last minute action, without thought or analysis; 4) the fact that the Board, largely unfamiliar with the needs of the data center industry, was willing to entertain motions that the industry saw as hostile; 5) the fact that, in general, Board members never examined the way the Comp Plan would work as a whole. I believe the Board needs to actually familiarize itself with the impacts of the Plan and consider revisiting some of these actions.

## BOARD OF SUPERVISORS CANDIDATES

(cont'd) **KRISTEN UMSTATTD\* (D) - LEESBURG DISTRICT**

**5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

First, we need to stop rezoning commercially zoned land to residential. Second, we need to get a better handle on why developers have not been willing to build Class A office space and see what we can do to remedy that situation.

**6. Please tell us why you are the best candidate for this office.**

Although I am currently unopposed, I am willing to listen to anyone who wants to talk with me and I promise to think carefully about any issue brought to my attention. I try to protect my constituents as best I can, and I understand that part of my ability to protect my constituents, especially from higher taxes, is to ensure that the business community is thriving.

*Kristen Umstatt\* (D) is an unopposed candidate.*



**KORAN SAINES\* (D) - STERLING DISTRICT**

**1. How do you plan to address Loudoun's housing affordability crisis?**

We need to make sure that every new housing development has affordable units. Affordable housing is important for low wage workers, county employees and thousands of other Loudoun County residents. Soaring housing prices and rapidly increasing rent is a crisis, and it's incumbent on the Board of Supervisors to work with communities to fix it. Loudoun County needs to promote an increase in public and/or private-sponsored down-payment assistance for workforce families, conduct regular

assessments to determine housing needs and expand affordable housing. As the county's population continues to grow, we need to ensure growth is smart and equitable.

**2. Currently, roughly half of Loudoun County's Capital Investment Plan is dedicated to transportation improvements. Do you support this level of priority for transportation investment? Please explain why, or why not.**

Yes. Loudoun County has a transportation crisis, and we need to ensure that we adequately address it. As our county continues to grow, ensuring we're equipped to deal with the growth is imperative.

**3. Should Loudoun continue to encourage the future growth of our data center industry or do you feel certain restrictions are necessary?**

Yes. While we must ensure all growth is smart, targeted, sustainable and equitable, the data center industry has been crucial to the economic growth of our county and insofar as data centers continue to be good community partners, I will continue to support the growth.

**4. On June 20th the Board of Supervisors adopted the 2019 Comprehensive Plan. What are your thoughts on the adopted plan and how will you seek to improve upon it?**

My priorities during the Comprehensive Plan process were affordable housing, senior housing options, reinvestment efforts in Sterling, preserving our open green space, ensuring new developments remain open to the public, and ensuring the walkability and connectivity of our neighborhoods and communities.

*(continued on the next page)*

## BOARD OF SUPERVISORS CANDIDATES

(cont'd) **KORAN SAINES\* (D) - STERLING DISTRICT**

I'm glad to see the Board of Supervisors create a separate, holistic plan for affordable housing, reducing the congestion of roads with the Urban Policy Area and I'm proud to have been an advocate for smart and strategic growth in Sterling and the environment. There is still substantial room for improvement and the Comprehensive Plan allows us to move on to next steps for our communities.

### **5. How will you seek to address the scarcity of available Class A office space in Loudoun County?**

I will continue to partner with our economic development team and work to attract new business to Loudoun, and I will always advocate for new opportunities to be brought to our area. When possible, will encourage new developments to look at bringing Class A office space to Loudoun. I think we wasted an opportunity by only allowing a certain type of development at one of soon to be opening metro stops, and I will be an advocate for making sure future developments are more holistic and conducive to economic growth.

### **6. Please tell us why you are the best candidate for this office.**

Sterling needs a leader, and I have a record of results. I secured \$166,000 to create after-school programs for Sterling Middle School, I've secured new improvements that improve the safety of motorists and pedestrians on Augusta Drive, Jennings Farm Road, and West Poplar Road, I secured a \$7.8 million dollar investment to create a W&OD Trail bridge at Sterling Boulevard, I've worked to improve teacher pay so we can recruit and retain the best teachers and I secured funding for a new Sterling Park neighborhood Park & Pool. We've come a long way, and I know that together, we can continue to keep Sterling moving forward.

***Damien Katsirubas (I) did not respond to the questionnaire.***



LOUDOUN CHAMBER ELECTION EDUCATION CAMPAIGN

# VIRGINIA HOUSE OF DELEGATES CANDIDATES

## VIRGINIA HOUSE OF DELEGATES CANDIDATES



### WENDY GOODITIS\* (D) - DISTRICT 10

#### 1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?

One of the defining factors for Loudoun's transportation needs is our continuous growth. While other areas of the Commonwealth shrink, we remain one of the fastest growing regions and, as such, need the proper funding to compensate our roads, schools, and other infrastructure projects. Unfortunately at the moment more tax

dollars are leaving Loudoun for transportation projects elsewhere than are coming in. What we need are equitable solutions that prioritize our region's needs.

I believe that we can continue to fight for better transportation fund assignment and also for potential carve-outs from other funds so that we can redirect our tax dollars back to our region where they are needed most.

While the Northern Virginia Transportation District was created to raise funds locally through regional gas taxes, our area has seen an explosion in use and ownership of electric cars, which are able to avoid those regional taxes. While I support the continued use of electric vehicles (and own a hybrid myself), we do need effective ways to maintain a local revenue stream for infrastructure projects.

#### 2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?

Similar to my last answer, it's imperative that Loudoun institute smart investments to compensate for our growing communities. I worked hard in the legislature to find more funding for school safety and for teacher pay raises and for transportation improvements to I81, 95, and 66. I believe that a community and a Commonwealth that invests in education and transportation is one that will continue to grow and thrive.

#### 3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?

I've spoken with many teachers from Loudoun county, both before and as a legislator and the answer is always the same: they're leaving Loudoun not because they want to, but because they have to. For most teachers, Loudoun is a wonderful place to live, the only problem is that oftentimes it can be too expensive.

To hire and retain the best teacher for our children, it's important that we have the right incentives. This year in the General Assembly I worked hard for and voted for a 5% raise for teachers in the Commonwealth. That raise matters, and will go a long way in keeping our educators rooted in the communities in which they grew up. We need to continue to make Loudoun an economically feasible option for our educators.

#### 4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?

Similar to my last answer, Loudoun County can be an incredibly expensive place for folks to live, especially those vital community members who often times operate on limited budgets. Whether it be educators or first-responders, we don't want them to have to commute in from West Virginia, we want them here in our communities. Loudoun needs to be open to the opportunity of affordable and workforce housing. (Disclosure: In my real-estate business, I have been working on workforce housing issues)

#### 5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?

I don't support Virginia's right to work laws. I believe that first and foremost, we need to have collective bargaining for public entities and require that our Commonwealth be accountable on that level before asking that private businesses do the same. *(continued on the next page)*



## VIRGINIA HOUSE OF DELEGATES CANDIDATES

### (cont'd) **WENDY GOODITIS\* (D) - DISTRICT 10**

I don't support Virginia's right to work laws. I believe that first and foremost, we need to have collective bargaining for public entities and require that our Commonwealth be accountable on that level before asking that private businesses do the same. *(continued on the next page)*

While it's an issue of labor and equity, it's also one of common-sense investment. After the Metro contract was changed to no longer require Union workmen, the quality rapidly declined to the point where building momentarily came to a halt.

If we invest in our best workers for public infrastructure projects the first time around, it means that our upkeep costs will be lower over time, saving us money.

#### **6. Please describe what best qualifies you to hold the office you're seeking.**

Being a legislator means that you have to be a tireless advocate for your community, have the ability to find common-ground when needed but also stick up for values when the time calls, and have the capacity to work within your district to find solutions.

I've worked as an IT researcher, educator, a real-estate agent, and as a mom. In a county where technology, schools, housing, and children are at the top of peoples' minds, those experiences matter. I won this seat in 2017 when no one thought I had a shot with grit and tenacity. I took those same qualities down to Richmond and fought for better teacher pay, better healthcare, better schools and school safety, and better infrastructure. I believe that when we invest in our schools, our roads and our workforce, we can achieve equitable and lasting prosperity. I've done that in both my private life and as an educator, and I'm only getting started.



### **RANDY MINCHEW (R) - DISTRICT 10**

#### **1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?**

While I was the Chief Co-Patron of HB2 (now known as "Smart Scale") in 2014 and secured inclusion of the 6th Enactment Clause in that bill mandating that in Northern Virginia congestion relief be given the highest scoring weight of any of the six criteria in funding transportation projects, I am very disappointed in how Smart Scale funding decisions have been made during the Northam Administration. For example, during the most recent Smart Scale funding cycle, Loudoun County submitted ten solid congestion-relieving road projects and only received \$1.29 Million for two intersection improvements on Rt. 50 while Arlington County received \$53 Million for the Crystal City (aka: Amazon National Landing) Metro East Entrance that will do little for congestion relief in our region.

In my opinion, someone in the Northam Administration had a thumb on the "Smart Scale" to fund an economic development incentive promise. I think that is wrong and I will file curative legislation in 2020 to correct this and ensure that congestion relief is given the priority it deserves in future "Smart Scale" funding decisions for Northern Virginia projects.

#### **2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?**

In the early 20th Century, a decision was made that the state government would tax incomes and pay for road improvements and city and county governments would tax real estate values and pay for public schools. While this paradigm basically remains in place today, much has changed. *(continued on the next page)*

## VIRGINIA HOUSE OF DELEGATES CANDIDATES

### (cont'd) **RANDY MINCHEW (R) - DISTRICT 10**

With the advent of Medicaid in 1965, Virginia took on a larger role in funding health care and today 31% of the Budget goes to health care with 34% going to education and only 12.5% of going to transportation. In Loudoun County, 67% of the adopted FY 2020 budget goes to fund our public schools. Despite these changes, the respective taxing powers held by the Commonwealth and the County have not really changed since the early 20th Century. I do not see an urgent need to change this existing paradigm and do not favor providing additional taxing powers to localities. I think the budget work by the Loudoun County Board of Supervisors over the last few years has shown that an exceptional school system and superior public services can be provided using existing taxation powers. On the Commonwealth side, I would see tax reform measures considered and enacted during the upcoming biennial budget cycle.

### **3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?**

Virginia should be able to attract the finest public school teachers in our nation. I am very pleased that the 2018 Biennial Budget provided a 5% increase in teacher salaries, but more needs to be done to ensure that the salaries offered to our teachers are commensurate for them to live, work, and prosper in those areas of Virginia, such as Loudoun, where housing costs, fuel prices, and the overall costs of living are higher. I would also like to better avenues for public school teachers to earn higher degrees in education that will allow them to earn more and better serve their students.

### **4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?**

The provision of housing is primarily a function of market conditions and local land use policies. I do not favor the Commonwealth either taking over local land use decision-making or forcing localities to meet certain quotas in affordable housing as has been proposed in other states. I think the Commonwealth should provide enhanced programmatic funding and loan programs through the Virginia Public Housing Authority and consider an expansion of tax credit programs to encourage the building of affordable and workforce housing in area of Virginia where housing affordability is acute.

### **5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

Yes. I support Virginia's Right to Work laws.

### **6. Please describe what best qualifies you to hold the office you're seeking.**

I have over 30 years of Loudoun County leadership experience in a multitude of business, civic, professional, and economic development organizations in Loudoun County. These experiences allowed me to be a highly effective member of the Virginia General Assembly for six years with many of my bills enacted into law. As the Managing Shareholder of a small law firm in Leesburg, I understand well small business issues in County. I also have many years of leadership in transportation advocacy for Loudoun County and currently serve on the Northern Virginia Transportation Authority that has surpassed the Commonwealth Transportation Board in funding road improvements in our county. In sum, I think I am well-positioned for continued effective service to Loudoun County. Lastly, in these time of polarized and uncivil politics, I am proud that in my six years of service in the House of Delegates, I earned a reputation for civility and as a solution-oriented problem solver with a knack for bipartisanship.

## VIRGINIA HOUSE OF DELEGATES CANDIDATES



### DAVID REID\* (D) - DISTRICT 32

**1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?**

Unfortunately, some members of the legislature have been playing games with our transportation formula, and I am committed to ensuring we get our fair share. But the fact is, many of our tax dollars don't come back to Loudoun. As it stands, we are able to access dedicated NVTAs funds, but those are based on regional gas taxes. As electric vehicles become more common in Loudoun, we will need to develop a new tax apparatus to focus on usage, rather than point-of-sale at gas stations. Overall, the process needs to be based on where the highest numbers of people live and can benefit from improved transportation. I've proposed studies to consider this, and will continue to look for ways to ensure revenue streams flow back towards Loudoun.

**2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?**

The Commonwealth needs to provide additional transportation and education funding, and assist in seeking federal funds where Commonwealth funds cannot supply funding. The fact is, our schools & communities have grown enormously in the past decade and the Commonwealth has not responded adequately.

**3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?**

Hiring & training good teachers needs to be a priority, and the legislature can be a good partner in supporting this effort. We have made strides in ensuring consistent raises, but must do more to support retention, such as technology retraining programs for older teachers, and housing and transportation incentives for younger ones to live in the communities they work in.

**4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?**

Housing affordability is one of the biggest problems we face in Loudoun, brought on by rapid growth and high incomes. It now requires an hourly wage of \$32.50 to rent a two bedroom, the smallest amount of space a family can realistically live in. The Commonwealth has a role to play here, and not just by removing restrictive zoning laws. I would propose incentives for developers to include more affordable housing, and incentives to increase overall density around the coming Silver line stations. Developers will need to be properly incentivized to purchase existing single family homes and develop multi-family dwellings.

**5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

Businesses need to be able to have flexibility in employment decisions, and right to work laws provide that flexibility. There are federal laws in place to protect against discriminatory firings, and those must be enforced as well in cases where they are concerned.

**6. Please describe what best qualifies you to hold the office you're seeking.**

My decades of experience as a business leader and service in the military have prepared me to consider and address problems the Commonwealth faces with an eye towards both businesses and Loudoun families.

*David Reid\* (D) is an unopposed candidate.*

## VIRGINIA HOUSE OF DELEGATES CANDIDATES



### DAVE LAROCK\* (R) - DISTRICT 33

#### 1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?

There is no single transportation funding "formula", but the various programs used have been neglecting Loudoun's needs. The SMART SCALE process for distributing state funds has been rigged by the McAuliffe and Northam administration in a way that results in much of the state funding in NoVa going to transit projects in the inner jurisdictions. They are in clear violation of Legislative intent, and I've pushed both administrations to fix it, but they have refused. I'll keep fighting for adjustments to bring SMART SCALE back to the legislative intent, prioritizing Congestion Mitigation in NoVa. Likewise, the WMATA funding bill diverted significant revenues from the NVTa to the WMATA Capital fund, significantly increasing Loudoun's share beyond what local officials anticipated when they agreed to Dulles Rail. Loudoun's commuters are over-tolled; I have introduced many legislation to reform, reduce, and repeal tolls, and will continue doing so.

The Commonwealth Transportation Board will be looking into potential changes to SMART SCALE later this summer, and VDOT is starting a study of ways to reduce tolls on the Dulles Greenway. I will be involved with those initiatives, and based on the results, will introduce legislation to fix these issues in the 2020 session.

#### 2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?

I was hopeful that this year's "conformity" with the Federal tax reform would facilitate broader tax reform discussion, but that did not take place. Going forward, I will continue to advocate for reforms to allow state funds to be spent more effectively. We have directed more state lottery funds where they belong, going to the schools. I have worked to reform transportation funding so Loudoun doesn't have to fund so many projects on their own; encourage education choice, which would reduce the local tax burden, while decreasing class sizes; use I-66 toll funds for Loudoun buses instead of inner-jurisdiction bike-share and pedestrian projects; reform public assistance to make sure funding is there for those most in need; and look for creative ways to get broadband to rural areas so more residents can do education and work from home, reducing costs and traffic on our roads.

#### 3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?

Based on my four years of service on the House Committee on Education, there are a few ideas I would continue to support. I have voted for multiple pay increases for teachers, and this year we passed major initiatives to increase teaching programs in our state and private colleges and universities. We need to stop frustrating teachers with all the teach-to-the-test SOLs, instead allowing them to creatively implement coursework that engages their students and creates thinking and reasoning ability. Making school choice, online learning and homeschooling accessible to more students and families would also help reduce the teacher shortage, reduce class sizes, and lower costs.

#### 4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?

I would encourage creative solutions, such as zoning to allow more mobile home parks and other low-cost housing. This is a supply-and-demand situation, but it may help to quit driving up cost of building with exorbitant permit fees. We could look at building codes and environmental regulations that raise costs, but ultimately the seller will charge what the market will bear.

## VIRGINIA HOUSE OF DELEGATES CANDIDATES

(cont'd) **DAVE LAROCK\* (R) - DISTRICT 33**

**5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

Yes, I support Virginia's current Right-To-Work laws. I would prefer that these were Constitutionally protected, to protect against the potential of a liberal General Assembly and Governor repealing this critical protection that helps us maintain our "best state for business" ranking.

**6. Please describe what best qualifies you to hold the office you're seeking.**

My experiences in life, and as a long-time small business owner, along with my belief system, have taught me that government which respects individual liberty, economic opportunity through a free market and limited taxes and regulation, holds the best future for its citizens. I am aligned with a Republican party which shares these ideals, as opposed to the crazy, anti-business, socialist-embracing Democrat party, whose tax, energy, and other policies would plunge our economy into a tailspin. I have a track record, in my six years in elected office, of working hard for my constituents, of promises kept, and results delivered. Loudoun's business community needs a business-friendly legislature, and I and the other Republican candidates we have running are critical to maintaining our GOP majority in the Virginia Senate and House of Delegates.

*Mavis Taintor (D) did not respond to the questionnaire.*



**KATHLEEN MURPHY\* (D) - DISTRICT 34**

**1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?**

The current funding formula provides targeted transportation funding for Loudoun County to reduce congestion, improve air quality, reduce accident fatalities, and expand economic opportunity. In real terms however, Loudoun's share of funding is inadequate due to growth. To improve outcomes, two steps can be taken. First, Loudoun transportation authorities need a strong planning process that will help find ways to maximize priority project ratings in VDOT's annual Smart Scale grant program. Second, we need to move the General Assembly to restore funding that was taken from NVTA during the 2018 session to fund Virginia's share of WMATA metro rail project obligations. These two actions would help ensure that more targeted funding reaches Loudoun County's transportation priorities and that more overall funding is available.

**2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?**

One of the most important things we can do for counties is to give them the ability to diversify their revenue sources much like cities can. This would relieve property owners of excessive tax burdens and give the County more flexibility in determining how best to inject revenue.

**3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?**

In order to recruit and retain teachers we must make investment in education and teacher pay a priority. Most recently the General Assembly gave teachers a 5% raise. But in reality, teacher pay is too low for the cost of living in our area. I have supported bills and funding for increased pay for teachers. Additionally, specifically for

*(continued on the next page)*

## VIRGINIA HOUSE OF DELEGATES CANDIDATES

### (cont'd) **KATHLEEN MUPRHY\* (D) - DISTRICT 34**

Loudoun County, I would support additional funding to supplement the Cost-of-Competing Adjustment provided to schools in the D.C. metro area to further enhance teacher salaries in areas with a higher cost-of-living. In the end, I believe we need to enable localities to raise funds for schools, related to number 2 above.

#### **4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?**

I appreciate the hard work that Chair Randall has done to increase investment in affordable housing. We must continue to work to expand access to affordable and quality housing, and to address evictions in Virginia. Recently the General Assembly voted to double investments into the Virginia Housing Trust Fund. This program and others like it are critical investments to make if we are to successfully address the needs of low and very low income families for housing. I support tax incentives and public private partnerships to leverage public dollars.

#### **5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

I continue to oppose "Right to Work" laws or any similar legislation including attempts to make it a constitutional amendment. I believe businesses and unions should work in a collaborative way to make Virginia a great place to work and do business.

#### **6. Please describe what best qualifies you to hold the office you're seeking.**

I have been a Delegate for 5 years and am deeply committed to the issues and the people of the 34th district. I have dealt with government and businesses on many different levels for over 30 years. I have worked in government, held a top secret security clearance, owned a small business and am a longtime resident of this community. I understand our community's values and have the experience, knowledge and relationships to continue to be an effective Delegate for this district. During my years in the General Assembly I have demonstrated my commitment to work across party lines, and to listen and advocate for the issues important to our community. I will continue to be an unwavering advocate to ensure we have a world class educational system, that our transportation issues are addressed and to help grow business in our area.

*Gary Pan (R) did not respond to the questionnaire.*



### **KARRIE DELANEY\* (D) - DISTRICT 67**

#### **1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?**

The current formula is weighted to ensure that we can properly repair and replace our crumbling infrastructure, including roadways, which was vastly ignored for years. Additionally, there is a high priority of congestion mitigation in the current SMART Scale formula which truly benefits the issues seen in our region. In addition to continue to carry this out, I will encourage multimodal solutions.



## VIRGINIA HOUSE OF DELEGATES CANDIDATES

(cont'd) **KARRIE DELANEY\* (D) - DISTRICT 67**

**2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?**

We need to ensure that our revenue sources are depended upon in an equitable fashion and that we ensure that our collection of revenue does not burden our communities and is spent in efficient and needed ways. I support increasing localities control so that the elected officials who represent counties and cities can make the best decision for their localities, as they have been trusted by the voters to do.

**3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?**

First and foremost, we need to properly compensate our teachers. We also need to incentivize individuals to enter the teaching field and ensure that they are able to transition from other fields to teaching. Finally, we must also ensure that our teachers are supported administratively and are able to flourish in the classroom rather than be burdened with various administrative duties.

**4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?**

The Commonwealth of Virginia need to further fund our Housing Trust Fund, the extra \$2 million dollars allocated this legislative session is a step forward but does not meet the needs of our Commonwealth. Additionally, the Commonwealth could allow localities more power to negotiate proffers with developers in our region.

**5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

I support the ability for individuals to unionize and use their collective force to improve their working conditions. Individuals should not be in fear of their employer nor should they have to deal with unfair treatment in the workplace. Workers should have the ability to advocate for their needs while employed.

**6. Please describe what best qualifies you to hold the office you're seeking.**

I have proudly served the 67th House District for the last two years and, in my elected capacity, have put the people of my district over the politics of Virginia. I have elevated the voices of the people in Virginia, have effectively advocated for their needs which has resulted in improvements in transportation and new laws which benefits small businesses. I will continue this proud leadership and ensure that Northern Virginia has a strong voice in Richmond.

*Karrie Delaney (D) is an unopposed candidate.*



**IBRAHEEM SAMIRAH\* (D) - DISTRICT 86**

*Ibraheem Samirah\* (D) is an unopposed candidate, and did not respond to our questionnaire.*

## VIRGINIA HOUSE OF DELEGATES CANDIDATES



### SUHAS SUBRAMANYAM (D) - DISTRICT 87

#### 1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?

The current transportation and infrastructure funding formulas need to be updated to recognize Loudoun County's transportation needs as the county continues to grow rapidly. For instance, it is unfortunate that Loudoun received only one road project from Smart Scale this past year despite there being so many projects in the County that could help alleviate traffic accidents and congestion, especially in fast-growing areas like South Riding, Aldie, and Ashburn. The Smart Scale benefits scores need to take into account the pace of development in certain areas. I would also consider exploring ways to update the formulas to take into account Loudoun County's income tax contribution so that we are getting more for our tax money from Richmond. The General Assembly should also try to allocate more funding to infrastructure and transportation generally so that transportation funding isn't such a zero sum game.

#### 2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?

Right now Loudoun County gets 30-50 cents of value for every dollar it sends to Richmond. We can do much better, and it starts with ensuring that our tax money is used more efficiently and in a way that demonstrably benefits our community and quality of life. This includes using tax revenue to continue to make investments in essential infrastructure and transportation, improving our schools and public education, investing in job training that will help fill employment gaps, ensuring the health and wellness of our community, and continuing to attract new businesses and make Virginia a great place to work and start a business.

#### 3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?

We must continue to raise teacher wages to attract/retain great teachers and compete with surrounding localities and states. We cannot attract and retain good teachers unless we pay them what they're worth and offer them competitive salaries. Our kids and teachers should be a priority.

#### 4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?

We need to allocate state funding for affordable housing and work to incentivize developers to invest more heavily in affordable housing in Loudoun County. We should also amend the Dillon Rule to allow local government officials more autonomy to work with developers on creating affordable housing options in the County.

#### 5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?

I do not support Virginia's Right to Work laws because they have had the unintended consequence of weakening workers' benefits and increasing income inequality. Strengthening workers' rights will help boost the middle class and ensure that we have a great economic climate for businesses to thrive. I believe there needs to be a balance between worker rights and benefits and the ability of employers to build great businesses.

#### 6. Please describe what best qualifies you to hold the office you're seeking.

Experience matters. I've served in every branch of government, including the White House and Capitol Hill. Whether it was increasing access to health care or using technology to solve some of our country's biggest problems, I have a track record of getting results. I also believe that involvement in the community is crucial as well, because the best legislation comes from people who experience problems in the community first-hand. I'm

## VIRGINIA HOUSE OF DELEGATES CANDIDATES

(cont'd) **SUHAS SUBRAMANYAM (D) - DISTRICT 87**

an attorney and small business owner in Loudoun County, and I've served our community tirelessly through my work with the Rotary Club and as a volunteer firefighter/EMT in Loudoun County. As our County grows, we need someone with my experience, leadership, and service to the community to get results for us in Richmond.



### **BILL DRENNAN (R) - DISTRICT 87**

#### **1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?**

The current transportation funding formula does provide benefits to Loudoun County; the question is whether those benefits are equitable given the amount of money (tax dollars) county residents send to the State. I will support all efforts that give Loudoun County taxpayers more "bang for their bucks" in terms of badly-needed transportation

upgrades, both county- and region-wide.

#### **2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?**

By making sure that the Commonwealth's funding plans adequately address the needs in Loudoun County as the top priority before funding other regions' needs. We should not be expected to prioritize others' problems/projects over those of the people living, working and paying taxes in Loudoun County.

#### **3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?**

I will support efforts that would help teachers (as well as police, fire, and EMT personnel) live closer to the areas they serve. This includes affordable housing units as part of future developments, so that those who serve the public to not have to live in Winchester, Front Royal, West Virginia or rural Maryland in order to find afford housing.

#### **4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?**

The Commonwealth should partner with local authorities -- including especially the Loudoun County Board of Supervisors -- to ensure that developers include affordable housing in future projects that are not grandfathered in through existing "by-right" agreements.

#### **5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

Yes, the right to work is fundamental to "life, liberty, and the pursuit of happiness." No one should be compelled to fund -- through dues or other contractual obligations -- unions whose preferred candidates and causes they do not agree with as a precondition for employment.

#### **6. Please describe what best qualifies you to hold the office you're seeking.**

A lifetime of military service (35 years, including school), founded on an ironclad commitment to support and defend the Constitution of the United States. I will bring that same orientation and dedication to service as the representative of the people of House District 87 as I brought to the Air Force, in both combat and peacetime.



LOUDOUN CHAMBER ELECTION EDUCATION CAMPAIGN

# **SENATE OF VIRGINIA CANDIDATES**

## SENATE OF VIRGINIA CANDIDATES



### JOHN BELL (D) - DISTRICT 13

#### **1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?**

The SMART scale program did not provide an adequate share of funding to Loudoun County and other high growth areas in Northern Virginia and I believe the formula must be changed in order to correct the deficiency that kept funding from the highest growth areas like Loudoun County. Separately, I believe 100% of local road funding that was redirected to the Metro in the 2017 legislative session must be fully restored.

#### **2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?**

First, Virginia must maximize federal dollars and ensure we are taking full advantage of federal programs that can improve Virginia's transportation network. I would like to see improved communications between the county, VDOT and all stakeholders and actually have hosted several meetings to improve interactions to the benefit of businesses and families in the Commonwealth. I also believe long and short term planning and improved project coordination can be better aligned and streamlined to decrease cost and timelines.

#### **3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?**

First, we must continue to improve teacher salaries to ensure teachers can afford to live in high cost areas such as ours. Second I believe we should explore programs that will provide student loan relief for new teachers as both an incentive for new teachers and as a way of relieving a heavy financial burden. Reimbursement stipends for continued education and certification must be fully funded so teachers can afford to improve skills and maintain currency to best educate our children. We must also look closely at affordable housing programs to ensure they meet the need of public servants like teachers, law enforcement officers and firefighters so those who serve our communities can afford to live where they serve.

#### **4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?**

With low unemployment and rapid growth of our area seeking affordable housing must be a priority. As a co-patron of the 2019 amendments to the Proffer bill I feel by opening communications and lifting the heavy restrictions of the 2016 Proffer bill which I opposed we can now openly communicate between developers and county officials to address this issue. I would like to see an aggressive push for more affordable rental units in Loudoun County and developments customized for younger home owners who are particularly struggling in the current market.

#### **5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

I have established a solid track record of supporting Virginia's businesses and am proud to have a number of business supporting my campaign and to have earned a number of business endorsements during my campaigns. As a member of the House of Delegate Appropriations Committee I am particularly proud of our designation by CNBC as the Top State for business. I was proud to support the Amazon HQ2 and the Micron Technology deals with Virginia and I will continue to pursue public policy that seeks to protect the prosperity of both business and workers and believe a win-win approach is the best way to continue growing our economy.

## SENATE OF VIRGINIA CANDIDATES

(cont'd) **JOHN BELL (D) - DISTRICT 13**

### 6. Please describe what best qualifies you to hold the office you're seeking.

I am proud to have served for two terms in the General Assembly and have successfully passed bi-partisan business friendly legislation that was developed by working closely with business owners. I have also passed legislation that lowers the cost of government and legislation that protects children and fights the opioid crisis. I have a strong background managing large budgets having served as a Finance Officer in the Air Force (I retired after over 25 years of service) and I have served on the House Appropriations Committee for the past two years and am proud of Virginia's booming economy and the healthy state of the budgets I helped to craft and supported during my tenure.



### **GEARY HIGGINS (R) - DISTRICT 13**

#### **1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?**

The current process must be improved in order to ensure that Loudoun County receives its fair share of transportation funding. Unfortunately, in recent allocations Loudoun County has not received its fair share. Loudoun County receives state transportation funding from multiple sources including NVTa, Smart Scale and the

State Revenue Sharing Program. NVTa funding is sourced through a series of NOVA regional taxes and fees (sales tax, grantor's tax on home sales and hotel taxes on overnight stays) to fund regional road projects as called for in SB 2313 passed by the General Assembly in 2013. Unfortunately, the Virginia General Assembly reallocated NVTa funding away from regional road projects toward to WMATA for metro contributions. Important Northern Virginia congestion mitigation projects in Loudoun and Prince William counties (Prince William County's Rt. 1 at Rt. 123 Interchange Improvements, and Loudoun County's Rt. 7 (Route 9 to Dulles Greenway) widening, which held the #6 and #7 highest Congestion benefit points statewide lost critical funding due to a change in the funding criteria under Smart Scale. I am committed to work with my colleagues in the General Assembly to improve the distribution process for transportation dollars and to fight for our fair share of funding for Northern Virginia projects.

#### **2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?**

The two most important areas that require revenue realignment in my opinion are in the areas of school funding and transportation funding. In Loudoun's FY2019 adopted budget the total funding for Loudoun County Public Schools was \$1.2 billion. Of that amount, \$810 million came from local revenue with \$369 million sourced from the Commonwealth. Approximately \$19 million comes from federal funding. In my view, increased finding from the Commonwealth for textbooks, SOL materials/training, technology and special education funding would greatly assist our localities in adequate school funding. I also believe, transportation funding formulas need better align with congestion relief criteria in order to adequately fund congestion projects in Loudoun County.

#### **3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?**

We must increase teacher wages in order to be competitive. It is my understanding that for the most recent school year Virginia's average teacher salary ranks 34th in the country and is more than \$9,200 below the national average. We have been successful in raising teacher salaries here in Loudoun County. I have consistently supported increasing teacher salaries at the local level (step increases for Loudoun's beginning teachers and for mid-level teachers. I will support efforts to increase teacher salaries to at or above the national average at the state level as well.



## SENATE OF VIRGINIA CANDIDATES

(cont'd) **GEARY HIGGINS (R) - DISTRICT 13**

### **4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?**

Housing affordability has been a continued focus in Loudoun County. We have spent significant time on housing affordability at the Transportation and Land Use Committee and at the full Board level. At the state level, the Commonwealth can become a more effective partner in meeting Loudoun's housing affordability challenge by continuing to pass incentives such as House Bill 2229, which expands the authority for local governments to waive building permit fees and other local fees of private sector entities involved in the construction of affordable housing.

### **5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

I support Virginia's Right to Work Laws because all workers have the right to work for their living without being compelled to join a union.

### **6. Please describe what best qualifies you to hold the office you're seeking.**

My experience and accomplishments in local government make me the best qualified candidate for Virginia's 13th State Senate Seat. Government must work for the people we represent, residents and businesses alike. I have followed that standard in each office I have been elected to including the Loudoun County School Board for four years and the Loudoun County Board of Supervisors for eight years. I will continue to represent and fight for our residents should I be fortunate enough to serve in the State Senate.

In my eight years, on the Board of Supervisors our Board implemented and grew a wildly successful economic development program that has allowed Loudoun County to increase our commercial revenue while lowering taxes. No other surrounding jurisdiction has been able to achieve this goal. We have also focused on growing our rural economy so we can preserve the rural nature on Loudoun, which allows us to have a wonderful balance of a strong consumer market in Eastern Loudoun with a beautiful, rural and historic Western Loudoun.

I along with my colleagues have funded critical transportation projects in Loudoun and have fought against the Greenway tolls which have further burdened our residents in Loudoun. I have also supported strong schools by supporting increases in the LCPS budget each year. My many achievements on the ground here in Loudoun (increased school funding each year, prioritized and funded eight-year transportation program, implementation of B&B, Brewery and Distillery regulations to grow the rural economy, and acquisition of a new State Park in Loudoun) make me the best candidate to represent Loudoun County in Richmond.

## SENATE OF VIRGINIA CANDIDATES



### JILL VOGEL\* (R) - DISTRICT 27

#### **1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?**

Reforms in transportation funding have benefitted Loudoun. However, there is still significant room for additional reform and opportunity for increased transportation money to reach Loudoun.

I served in the Senate during the time that when we advanced critical transportation reform. I was under particular pressure as I represented an area unfairly strangled by a funding scheme where success was built around legislative clout and advocacy for pet projects rather than quantifiable need. We finally made substantial improvements to transportation funding that benefited areas Loudoun County by implementing funding reforms and the SmartScale formula. It has been an effective way to redirect resources to congested areas where improvements affect the most people and where expansion of infrastructure has the greatest economic benefit.

As one of Virginia's main economic and transportation hubs, SmartScale made Loudoun area projects a priority and those projects should continue to rank high on the SmartScale list of safety, congestion reduction, accessibility and land use factors. Likewise, the State of Good Repair component provides resources in fairer formulas to structures and pavement, high priority projects that have statewide benefit and district grant programs. Similarly, there have been improvements in transit funding that are significant for Loudoun.

However, there remains significant room for improvement in the management of transportation issues in Loudoun and the remaining region. Calls for reform within VDOT are a consistent demand from smart and engaged people who understand some of the practical issues that stand in the way of transportation progress. A strict adherence to protecting money in the transportation trust fund only for transportation use and more flexible use of public private partnerships should be legislative priorities. Further, expanding the funding formula in ways that allow for self sustaining funding is an important consideration for future budgets. Also, consistently the stakeholders in my district call for more opportunity to move forward with regional solutions and the legislature is wise to encourage regional collaboration with the state in that way.

#### **2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?**

A county like Loudoun with such a unique transportation, education and public safety responsibility suffers more when the sources of revenue and responsibilities are misaligned. The General Assembly should act to adopt the reforms that they and leaders in local communities know is necessary to save money and more efficiently manage local governments and provide local government services in the modern era.

The current breakdown of cities, counties and towns and their respective taxing authorities is not consistent with the modern needs of localities and I am in favor of a total reform. When I was first elected to the Senate I advocated for a comprehensive reform and I was disappointed by what a monumental challenge such smart and simple proposals proved to be. While everyone seems to agree that the time has come, few people will undertake the task and that is unfortunate. That may be an initiative for a future Gubernatorial Administration, but in the meantime members of the legislature should work to educate those in decision making roles about the current antiquated system and how it can be improved to save localities money and better reflect the modern needs of our local governments and the citizens that they serve. For example, the heavy burden of disproportionately funding local government with narrow taxes is a huge challenge. The incongruous taxing authority generally and the fact that so much of the tax leaves the locality is a major challenge for our local governments.

## SENATE OF VIRGINIA CANDIDATES

(cont'd) **JILL VOGEL\* (R) - DISTRICT 27**

### **3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?**

Building a strong workforce begins with education. If we fail to invest in education then we have failed to invest in the region and in the economy. That is why I delivered a critical pay raise for teachers in 2019 and will continue to work to pay teachers what they deserve. Higher teacher pay is truly the only thing that will attract high quality teachers to Virginia and keep them in the Commonwealth.

### **4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?**

Loudoun has serious challenges with affordable housing opportunities that will create long term workforce issues unless local policymakers and the General Assembly can work more collaboratively to address it. I have worked with stakeholder groups on a number of bills to impact affordable housing and every year we make incremental progress charting a path for goals the next year. The Commonwealth clearly has numerous vehicles to impact housing diversity through funding and legislation. Changes in the Rental Housing Act; improving financing options; low interest loan incentives; higher density housing options; tax credit programs; grant programs and partnerships with the EDA are all options for a collaboration between the Commonwealth and the local community to improve housing options and I look forward to supporting more of those proposals.

### **5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

I 100% support Virginia's Right To Work Law. I have consistently voted and will continue to vote to protect Right to Work in Virginia. Right to Work is what keeps Virginia an attractive choice for business and it has been a key to making Loudoun one of the major economic growth zones in the country. Keeping these laws in place in Virginia is absolutely critical to the long-term economic health of the state and insures that we continue to attract jobs to our region.

### **6. Please describe what best qualifies you to hold the office you're seeking?**

I have the benefit of experience in public policy, law, business, community service and public service which informs my decisions as a legislator in a way that I hope makes me more practical, results oriented, open-minded and educated about the issues that matter. I have built a legislative office around constituent service and avoided partisan disputes. Instead, I have focused on legislative priorities that were meaningful to the people that I represent. That has served my district well and served the needs of the Loudoun Chamber. My district is incredibly diverse and sometimes that is an enormous challenge. However, my goal to do what is right for my district over what is demanded by a party or any one interest group is what has brought focus to my time in office. I have developed a close working relationship with the stakeholders in Loudoun and I have a very close relationship with the business community and the local Chambers whom I respect and rely on when it comes to decision making. I appreciate the support and collaboration of the Loudoun Chamber over the years and I am grateful for your consideration of my candidacy in the 2019 election cycle.

## SENATE OF VIRGINIA CANDIDATES



### RONNIE ROSS (D) - DISTRICT 27

**1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?**

As we transition from gas-powered vehicles to ones that run on electricity, I worry that the funding provided by the state and the NVTD will prove insufficient to our infrastructure needs. As such, we will need to procure additional revenue streams based on this transition.

**2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?**

Firstly, we need to be sure that there is an accurate census count to that the county receives the proper revenue. This is especially true when it comes to our children. The state and county need to continue to partner in order to provide our children with a world-class education. Beyond that, we need to maintain the rural character of the west. Continued support of easements and purchase of development rights programs will help ensure this.

**3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?**

Teachers need to be paid like the professionals they are. Making their salaries as competitive as possible is paramount. Beyond that, we need to be sure our per-pupil funding is also competitive. Investing in affordable housing will allow teachers to live where they teach. However, teaching is not a career just about dollars and cents. We also need to treat them like professionals. This means respecting classroom autonomy and providing them with manageable classrooms.

**4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?**

The Commonwealth can support Loudoun with zoning flexibility. This means partnering in zoning transitions-in service districts and where appropriate-away from simply single-family zoning. We might also provide purchasing incentives to aid in this process.

**5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

While Right to Work laws provide employers with flexibility and responsiveness, we need to make sure that workers are taken care of as well. This means strengthening collective bargaining and making sure that appropriate non-discrimination policies are in place.

**6. Please describe what best qualifies you to hold the office you're seeking.**

To be frank, we need more educators in Richmond helping to make education policy. Beyond that, I have experience working with people from different backgrounds and different ideologies in order to produce accomplishments. Lastly, my life experiences contribute to bring particular sensibilities to the office: as someone who has fought through the Great Recession to transition from financial insecurity to current stability, I have experience navigating the path to success.

## SENATE OF VIRGINIA CANDIDATES



### **BARBARA FAVOLA\* (D) - DISTRICT 31**

**1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?**

Loudoun benefits from the allocation of state construction and maintenance dollars based on the "smart scale" criteria adopted in the 2013 transportation funding bill. Criteria such as population growth, congestion mitigation and economic impact help Loudoun. However, the most important change in funding that would benefit Loudoun

would be for the state to implement a dedicated source of revenue for secondary road repairs. Although these dollars are allocated through a ranked criteria system or smart scale system, more dollars are needed for fast growing communities like Loudoun.

**2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?**

The County has just as many funding responsibilities as the State, but fewer revenue streams to draw from because of the "Dillion" rule. I would propose granting counties the same taxing authority as cities. For example, this would allow the County Board of Supervisors to pass a meals tax without a referendum and increase taxes on cigarettes. I have submitted an "equal taxing authority" bill several times and each year I have gained more support. Counties have been advocating for "equal taxing" authority since I was President Elect of the Virginia Association of Counties in 2011.

**3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?**

I chaired the Subcommittee on Academic Outcomes of the Joint Committee on K-12 Reform. Based on the studies led by this Committee and work done in the Governor's office, I proposed a bill to enable our colleges and universities to offer a "credentialed" teacher preparation program for K- middle school teachers in four years rather than 5 years (traditionally a four-year degree plus one year of post graduate work has been required to earn this professional credential.) It is also necessary to substantially increase teacher pay. Virginia ranks 35 in teacher pay with Northern Virginia jurisdictions ranking in the top quartile.

**4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?**

Virginia has to play a more active role in addressing housing affordability. I am working to identify a dedicated source of revenue generated in Northern Virginia to fund affordable housing in Northern Virginia. Although the Virginia Housing Development Authority can allocate dollars appropriated by the General Assembly, the GA does allocate nearly enough to address the problem. Local governments need to use development tools such as bonus density, reduced parking ratios, multi family zoning and other things to encourage private developers to create affordable units. Arlington and Fairfax have established dedicated funding streams in their local budgets to provide bridge financing or other funding support to private (profit and non-profit) housing developers. I am also advocating for an expansion of the current federal tax credit program to make dollars available for affordable units. It is very costly for State or local governments to provide on-going subsidies to off-set the cost of housing.

**5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

I believe that Virginia's "Right to Work" laws must be restructured in a way that does not prohibit a union from asking for dues from non-union members. If negotiated labor agreements related to wages and benefits apply to both union and non-union members, it only seems fair that individuals should be expected to participate in a group that is working on their behalf. I am certainly willing to meet with the business community and labor groups to craft a compromise on this issue.

## SENATE OF VIRGINIA CANDIDATES

(cont'd) **BARBARA FAVOLA\* (D) - DISTRICT 31**

### 6. Please describe what best qualifies you to hold the office you're seeking.

I have represented the 31st Senate District for the last 8 years and have won accolades from the business community, labor groups, environmentalists and women's groups. In fact, I was just designated a business "hero" from the Virginia Chamber of Commerce for my work on the proffer bill. In 2018, I was awarded the Energy Freedom Award from the Virginia Chapter of the Sierra Club.

The residents of Arlington, Fairfax and Loudoun would be well served to re-elect me for a third term in the State Senate.

*Barbara Favola (D) is an unopposed candidate.*



### JENNIFER BOYSKO\* (D) - DISTRICT 33

#### 1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?

There is not just one formula. One important effort was the 2013 transportation legislation funding our regional needs. While Loudoun County benefits from the complex funding process prioritizing shovel ready projects based on objective criteria, it continues to be underfunded. Northern Virginia Transportation Authority, the

Commonwealth Transportation Board, VDOT, Loudoun County and others, including the public via comments, all have a role in selecting the projects - careful local planning is critical.

In 2018, I worked closely with our regional Chambers of Commerce supporting a legislative plan to bring new revenues for metro funding with new taxing. Unfortunately, the deal failed, forcing the use of millions of local planning dollars for road improvement and maintenance to go to the metro. (Metro funding is critical and I fully supported the final bill because it is vital for transportation and our local economy.) Now we must work collaboratively with our local governments, regional chambers and businesses to restructure the Metro funding formula and recover our local funding dollars. As a member of the Senate Committee on Transportation, I pledge to make that a top priority.

Additionally, we must work with our Congressional delegation to get the Federal Government to pay its fair share for metro and for our transportation network. I support Virginia's use of Public-Private Partnerships, saving the Commonwealth millions of dollars on the major projects.

#### 2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?

Localities, especially counties, must have the autonomy to diversify their funding streams. I make it a point to listen to and collaborate with our county and town governments to advocate for their priorities. This past session, I was able to bring significant resources to Loudoun County including funding to secure a land transfer from Loudoun County to the state park system in Loudoun County near Harpers Ferry. I also worked to secure funding for a new Children's Science Center. I supported funding the seat for a judge on the Loudoun County Circuit Court and I will continue to work on funding the judicial system so that the judges are not forced to triple book their time and Virginians are not forced to wait months for needed legal decisions.

I have co-sponsored projects such as the incentive package to bring Amazon HQ2 to Virginia to expand and diversify our economy. I support GO Virginia and other regional approaches to making decisions about where economic funding should be placed. I support continuing the commitment to state funding for these initiatives.



## SENATE OF VIRGINIA CANDIDATES

### (cont'd) **JENNIFER BOYSKO\* (D) - DISTRICT 33**

We should continue working directly with VEDP and local economic development authorities. Additionally, I have experience working at the local County level and understand the needs our localities face. We have the ability to harness local, state, federal and private funds through incentivization.

I also work with our county and town governments to advocate for their priorities on transportation, education, human services and to discourage unfunded mandates on them.

#### **3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?**

Having served on the House Education Committee I understand very well the challenges our schools face in retaining teachers and staff. Teachers must be paid a competitive wage, have sufficient support staff, and have autonomy in the classroom rather than be forced to teach to the test. I was proud to vote in favor of a state pay raise for teachers and support staff. It is essential to fully meet our constitutional responsibility to adequately fund K through 12 education. State direct aid per student, adjusted for inflation, is up 16% in Loudoun County and I have supported those efforts. But we need to do more: statewide per-pupil funding, adjusted for inflation, for K-12 education is still down 9 percent since the 2008-2009 school year while the student population is projected to have grown by more than 53,000 students and staffing has declined by 1,242 positions.

I copatroned legislation to enable teachers with full credentials from another state to teach in Virginia and support the new program to graduate teachers in four rather than the current five years at 7 Virginia colleges. These programs are expected to cut the teacher shortage in half. I will continue to find ways for individuals to earn their credentials, creating an affordable path for our future teachers.

#### **4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?**

The Commonwealth can work with community leaders like Loudoun County Board of Supervisors Chair Phyllis Randall, who supported a private public partnership to build the Kincora affordable housing development in Sterling. The Virginia Department of Housing and Community Development recently awarded \$11 million in Affordable and Special Needs Housing loans for 17 projects throughout the Commonwealth, creating or preserving 1,283 affordable housing units that will target low-income and very low-income Virginians. The General Assembly doubled the funding this year and should continue to increase funding for the Virginia Housing Trust Fund so that communities can leverage local funds, private funds, and funds from nonprofits with state money to retrofit and preserve existing housing and to build new affordable housing.

Tax incentives can attract public private partnerships like Kincora, as well as the development of mixed use, well planned communities with diverse price points. Working with local communities is very important as they know what neighborhoods are most in need of improvement and where there is land available for development.

#### **5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

I am on the record opposing the constitutional amendment that would have enshrined RTW in our Constitution and believe the issue is used as a political football. Other states where union membership is strong have robust economies. This does not have to be a win-lose issue. Our energy would be better used working collaboratively to bring more high tech, diverse businesses into Virginia like Amazon, that will provide high paying jobs and continue to build the economy. We should work to increase access to broadband, encourage higher educational opportunities, including apprenticeships and workforce certifications. I will continue working with businesses and stakeholders to create good policies for working families like paid family and medical leave and affordable healthcare.

## SENATE OF VIRGINIA CANDIDATES

(cont'd) **JENNIFER BOYSKO\* (D) - DISTRICT 33**

### 6. Please describe what best qualifies you to hold the office you're seeking.

Politically, I am the candidate most closely aligned with the residents of the 33rd district. I am hardworking, practical, compassionate, and fiscally responsible. Having worked in local government and serving on the House Counties, Cities and Towns Committee and the House Education Committee, as well as the Senate Rehabilitation and Social Services Committee, I have a deep understanding of our community's needs and how to harness resources for our community. I work with local businesses, community organizations and constituents and am committed to finding solutions to their problems, regardless of whether we agree on issues or not.

As a member of the Senate Transportation Committee and with my background in local government transportation planning, I have the knowledge needed to bring additional state funding for transportation to Loudoun County and to find ways to make transportation both efficient and affordable.

I have served in a variety of leadership positions over the past 3 decades and built an extensive network of contacts in nonprofits, businesses and government throughout the Commonwealth. These relationships are invaluable when building support for legislation important to Loudoun County and solving constituent problems. In my special election held in January, I earned the endorsement of virtually every organization possible, including the VA Chamber, Teachers, Firefighters, Realtors, League of Conservation Voters, because they recognize that I am the best person for the job. I will win this race and look forward to continuing our work with Loudoun Chamber members.



### **SUZANNE FOX (R) - DISTRICT 33**

#### 1. How does Virginia's transportation funding formula benefit Loudoun County and what, if anything, should be done to improve the current process?

This answer depends on which formula is being referenced. Loudoun gets its funding through two primary sources, NVTA and CTB. Most of our projects have been funded through NVTA, courtesy of the 2013 transportation bill. I believe we have received our fair share of funds from NVTA because their formula is primarily based on congestion relief. The CTB, which is how most roads have been funded for years statewide has not been as kind to Loudoun. In the last round of funding, only one project qualified for less than \$2 million, out of more than \$600 million available. CTB's funding formula, is not public but does not factor in congestion relief nearly as much as NVTA. That's what I hope will change. In this round, Loudoun sent our tax dollars to Arlington and downstate. The CTB, which is made up of political appointees, needs to have transparency with their metrics and to prioritize congestion relief.

#### 2. How would you more effectively align the Commonwealth's and the County's sources of revenue with their respective service responsibilities?

The answer to this question lies in service delivery and which level of government, state or county, is best suited to deliver these services. In certain instances, It may be more cost effective for the state to simply give funds to localities to ensure a certain level of service. K-12 Education, for example, is better administered at the local level. In other instances, it is more cost effective to have the state deliver a service. Snow removal and road maintenance in VA is administered by VDOT in most jurisdictions. I contend that funds for that service are better kept at the state level.

## SENATE OF VIRGINIA CANDIDATES

(cont'd) **SUZANNE FOX (R) - DISTRICT 33**

**3. With Virginia facing a teacher shortage crisis, what current or future measures will you support that will have an impact on this challenge?**

When elected, I would improve the profession's pipeline by offering incentives to go in to teaching, through scholarship opportunities, expanding the career-switcher program, which would bring professional experience in to the classroom. In essence support "adjunct professorship" at the k-12 level. This increases diversity of teaching pool and addresses our shortage issue. Teachers have always been underpaid, but they once loved their jobs. Teaching has become unfulfilling for many...the experiment in test-based accountability has not been successful. It is time to move away from that model. Lastly, the state and county governments can help school districts advertise a teacher's effective income by actually advertising the benefits such as pensions, insurance plans, and short 9 -10 month work year, and not just salary.

**4. How can the Commonwealth become a more effective partner in addressing Loudoun's housing affordability challenge?**

First and foremost, housing affordability is a function of supply and demand. Currently, supply of housing has been limited, and one of major factors has been lack of infrastructure. Tax revenues from Northern Virginia have been re-distributed to other parts of the state, that would naturally go toward addressing our own infrastructure deficiencies. If Loudoun County can not keep up with the demand for infrastructure, we can not keep up with demand for housing. If we can not keep up with demand for housing, then affordable housing will not happen with regular market forces. We have 3 options: 1) Create more subsidised housing wherein the state sends funds to NoVA specifically to subsidise affordable housing. 2) Use the regulatory power of the state and local governments to manipulate or force developers into creating affordable housing. I do not believe that either of these non-market solutions are ultimately sustainable or ethical, and would instead endorse the following; 3) Improve infrastructure to facilitate efforts to meet demand for new housing, and remove regulatory barriers at the state and local level to encourage a greater diversity of housing solutions.

**5. Do you support Virginia's Right To Work laws? Why or why not? If not, what superior solution would you propose?**

I support Right to Work Laws 100%, and would not pursue or support any changes to those laws.

**6. Please describe what best qualifies you to hold the office you're seeking.**

I have a demonstrated record of being a problem-solving pragmatist, capable of collaborating across party lines for the good of our community and constituents. I believe that same pragmatic approach is oftentimes lacking in th often hyper-partisan environment we have in Richmond.

# Biz votes

LOUDOUN CHAMBER ELECTION EDUCATION CAMPAIGN



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