



September 16, 2025

Chair Kellen MacBeth  
Arlington County Housing Commission  
2100 Clarendon Blvd, Suite 700  
Arlington, VA 22201

Dear Chair MacBeth,

The Arlington Chamber of Commerce recognizes the crucial need for the creation of housing at all price points and appreciates the work of the Affordable Housing Ordinance Working Group. As the Commission considers the Working Group recommendations, we ask that the Housing Commission approach any future revisions to the Affordable Housing Ordinance with a focus on policies that expand, rather than hinder, the production of new housing units. It is vital that future proposals recognize the realities of development economics, the need for Arlington to remain competitive, and the importance of avoiding unintended consequences.

Private development is the primary driver of new housing in Arlington, yet activity is already slowing due to rising costs and less favorable financing conditions. With profit margins for many projects already thin, additional requirements, such as increases in cash contribution requirements, risk further discouraging development.

As Northern Virginia continues to grow, Arlington must foster an environment that attracts, rather than deters, investment in housing. Policies intended to increase affordable housing should not inadvertently raise the cost of housing development in Arlington, potentially making projects less feasible here than in neighboring jurisdictions.

Housing affordability is a vital priority for our community, and the Chamber shares the Commission's commitment to advancing it. However, an essential element for achieving more affordable housing units is a policy framework that encourages overall housing growth. We urge the Commission to prioritize strategies that expand supply, strengthen Arlington's competitiveness, and ensure long-term housing affordability for all residents.

Thank you for your consideration of these comments and for your leadership in shaping a balanced housing policy for Arlington.

Sincerely,

A handwritten signature in black ink that reads "Kate Bates". The signature is written in a cursive, flowing style.

Kate Bates  
President & CEO

CC: Housing Commissioners; Alexander McMillen, Arlington County Housing Division.