

Interview Time: 9:45-10:25AM

Al Nevarez

Democrat

Broad Run District - Loudoun County Board of Supervisors

<https://www.facebook.com/support.alfonso.nevarez>



Al grew up in a working class family – his dad fixed telephone lines while his mom worked as a community activist with local non-profits. It was from them that he learned the value of hard work and community involvement, lessons that inspired him to run for office.

Al moved to Northern Virginia eight years ago when Al got a job as an economic researcher for the AFL-CIO, where he works to defend working families across America.

Financial Summary - SBE/VPAP

\$180 Ending Balance on March 31, 2015

Top Donors

\$180 Nevarez, Alfonso

\$100 McKeon, Charlie

**DULLES AREA REALTORS® POLITICAL ACTION COMMITTEE (DARPAC)
2015 LOUDOUN COUNTY BOARD OF SUPERVISORS CANDIDATE QUESTIONNAIRE**

Alfonso Nevarez
Candidate for Broad Run District Supervisor
21081 Stanford Sq, #401, Sterling, VA, 20166
Alfonso.Nevarez@gmail.com
(202) 286-5096

1. I am running for Supervisor because I want to help ensure that Loudoun County remains one of the best places to live in the country. My decision making process will be data driven, collaborative, and grounded in the experience of being a father, commuter, and homeowner here in the county. I believe that's the kind of leadership Broad Run and Loudoun County deserve.
2. Figuring out how to provide premium education, agile transportation, and economic innovation, must be the top priority for the next Board of Supervisors.

We need to ensure that our school system stands out as one of the best in the region. All of us, parents, teachers, homeowners, and business leaders, should be very concerned by the recent spate of education rations that have led to obsolete technology, outdated text, and an exhausted staff. So many of us have moved here to send our children to great schools, and those schools are among the top reasons that demand for housing in Loudoun has been so strong. More than anything, Loudoun needs a Board of Supervisors that is committed to providing the funds necessary to maintain a competitive edge. Further, the BOS needs to work with the School Board to find a way to expand full day kindergarten to the entire district. With other districts in the region expanding early childhood education, Loudoun's lack of progress on full-day expansion of kindergarten is becoming a defining element of our school system, putting us at a competitive disadvantage. As Supervisor, working with the School Board to restore the reputation and quality of our County's schools will be my top priority.

We also need transportation solutions that go beyond building new roads and cloverleafs. Though they're part of any comprehensive plan to improve traffic, they're not enough. We need to actually get cars off the road. We need to encourage more telecommuting, more carpooling, and make it easy to use public transportation. That includes concentrating future housing development around our new metro stations, and investing in highways, bus service, and bike lanes that feed into those stations. It also means revisiting the comprehensive plan to ensure that movement of goods and people are a priority.

Finally, we'll always find ourselves struggling to achieve premium education and agile transportation if we don't do more to promote job creating economic innovation. Every year, the number of quality jobs created in the county should exceed the number of people moving in. Unfortunately, Loudoun has come far short of achieving this. According to the Bureau of Labor Statistics, the number of jobs

in Loudoun County increased by 39% between 2003 and 2013, lagging far behind population growth of 59%. As if that weren't bad enough, we had less than 1% job growth in 2014! Meanwhile, we got another 3.4% bump in population. This is unsustainable. We need to do better, and we can. We have two airports in the county and three metro stations on the way. We have to leverage those resources to build an economic base that provides enough high paying jobs producing innovative goods and services to sustain our population growth. As Supervisor, I will work to focus our commercial investment so that adding good paying jobs to Loudoun's economy is the principal objective, with a special focus on game changing enterprise.

3. Access to affordable housing is a major concern for me, and the lack of affordable housing in Loudoun could have a huge impact on my constituents in the Broad Run district down the road if left unaddressed. As housing prices continue to rise to pre-recession levels, the dangers associated with an inflated housing market can be hedged by having an ample supply of affordable dwelling units, particularly for our public servants, such as teachers and firefighters, who work so hard to make our community better.

I am ready to support higher density development in strategic locations, but those projects absolutely must have a significant number of affordable dwelling units. Further, some of the policies of our affordable housing programs should be reevaluated, such as the cap on real estate commission, and the time limits for sale of such units.

4. While I would have to review the study conducted by Robert, Charles, Lesser & Co to speak intelligently about the claims, I would imagine that empirical evidence of cost neutral residential development would have a great impact on my approach to rezonings.
5. In order to properly represent the interests of Broad Run and Loudoun County, I know that I'm going to have to spend a lot of time listening to the concerns of constituents and community stakeholders, but more pointedly, I will have to actively seek their counsel on matters of great import. When two important community values come into conflict, it's critical to actively seek advice from people in the community who may have a different perspective of how a particular decision could disrupt the balance between individual property rights and community interests.
6. We need to ensure that housing development around the Ashburn Metro Station is the kind of high density, mixed use complexes that attract young professionals who would benefit the most from living near the metro – and impact demand for public services the least. Beyond that, we need to attract manufacturing which can benefit from proximity to the Dulles airport, public transportation, and established industries such as telecom and biomedical research, and make sure that they have priority in some of the industrial zoning near both stations.
7. The most persistent economic issue Loudoun faces is an inability to attract businesses that bring jobs to the county. People spend money where they work. If most residents leave Loudoun to work somewhere else, then they're likely spending money on gas, food, happy hours, etc there as well. On the other hand, if we focused more on job creation, our residents would be spending that money here, and others would be coming to Loudoun to work and contribute to our local economy as well.
8. Generally, I believe the limits placed on local governments by the Dillon Rule are unnecessary and outdated barriers to innovation, and create burdensome hurdles for residents and businesses alike. As one example, the process for even the simplest and least controversial exception applications is overly cumbersome, requiring multiple hearings and typically taking 4 months or longer to complete. I would like to see the state grant local government the authority to delegate some

narrowly defined decision making authority to the planning commission in order to streamline certain types of applications.

9. Proffers are a means to offset costs the county takes on when new developments require, directly or indirectly, construction of new infrastructure to support those who will reside in those homes. Unfortunately, because of miscalculations in planning over many years and the impact of the recession, Loudoun was not prepared for the type of growth that is happening right now in the county. Projects approved years ago are being built out now, without the infrastructure to support them.

It's hard to imagine a methodology that demonstrates the county breaking even on new housing construction that doesn't include those proffers in its calculation. The answer to lowering those costs is smarter planning for the future. Citing yet another benefit, placing high density developments in strategic locations can greatly reduce the need for new roads and other infrastructure demands which can make new development so expensive for the county.

I do believe that conducting a study on how Loudoun's proffer system compares to other similar localities, including where and how money is spent, should be considered, and I will always keep in mind the residual effects of inflated housing prices on our economy in any decision I make.

10. As an economic and industrial researcher for the AFLCIO who has and continues to serve as an advisor to the Bureau of Labor Statistics on using economic data to make decisions, I have the tools and experience needed to analyze the complex problems our county faces. More importantly, as a father, commuter, and homeowner here in Loudoun County, I have the practical experience to understand what makes the quality of life in Loudoun County great, and what could use some improvement.
11. I've owned property in the county for over 7 years, paying taxes, sending my children to Loudoun County Public Schools, and being an informed and active citizen. I have an in-depth comprehension of the issues and the politics of our county. In contrast, my opponent appears to be a young, intelligent fellow, but it's difficult for me to imagine how he'll be capable of leading in our county despite arriving just a few months ago.
12. Realty is a vital component of Loudoun's economy. I would proudly accept an endorsement from DAAR, and would greatly appreciate contributions from DARPAC and its members.
13. It is my belief that the voters of Loudoun County will follow precedent established the last several local political cycles and elect to give a different party the opportunity to manage this county. Certainly in Broad Run, where every precinct voted for Terry McAuliffe, and President Obama won handily, there's a very welcoming environment for a Democrat to win. With the support of influential members of the community, such as DAAR, I feel confident that I will be the Broad Run Supervisor in November.
14. It is certain that realtors play a critical role in our community, and I look forward to working with the people who work so hard to promote Loudoun County.