

From: John Scott III jms3rd@gmail.com

Sent: Monday October 2, 2023 2:03 PM

To: PlanComm PlanComm@alexandriava.gov

Subject: [EXTERNAL]Zoning for Housing

I support the current plan, don't add an increase in height I live in 22301 and am an Alexandria business owner

Via phone

John Scott

Ion Channel

240.401.6574

Ionchannel.io

From: Jordan Swift jordan.a.swift@gmail.com

Sent: Monday October 2, 2023 2:31 PM

To: PlanComm PlanComm@alexandriava.gov

Subject: [EXTERNAL]Support Bold Action on Zoning for Housing

To Whom it May Concern,

My name is Jordan, I live in Del Ray on East Custis Avenue and I am writing in support of Zoning for Housing.

I love my neighborhood and the amenities it offers, and clearly recognize that those restaurants and businesses will only be successful if there is the neighborhood density and affordability to patronize them. My household income is nearly 200% of the AMI, and homeownership is not within reach for us in this neighborhood.

I would like for the staff's recommendations to be more impactful. 3 story apartment buildings should be legal city-wide. AUDs must be easier to construct and townhomes must be encouraged in favor of mansions that fill lots. Parking mandates should be removed in areas with access to transit, and those areas should have fewer restrictions on the number of homes that can be built nearby.

Regards,

Jordan Swift

(203) 231-4886

From: Scott Talan scott.talan@gmail.com

Sent: Monday October 2, 2023 4:00 PM

To: PlanComm PlanComm@alexandriava.gov

Subject: [EXTERNAL]Support on Zoning for Housing

Legalize small 3-story apartment buildings citywide, both where they already exist in neighborhoods like Del Ray and Rosemont, and in all residential zones.

Scott R. Talan

From: Liana Ascolese lianapatricia94@gmail.com

Sent: Monday October 2, 2023 4:29 PM

To: PlanComm PlanComm@alexandriava.gov

Subject: [EXTERNAL]Support Bold Action on Zoning for Housing

Hello Planning Committee,

My name is Liana Ascolese and I live at 1724 Osage St in Alexandria. My fiancé and I are first-time homeowners, and I am writing to support the proposed zoning changes with some improvements:

- Allowing 3 story apartment buildings citywide
- Reform parking minimums to ensure housing is easier to build
- Encourage even more transit oriented development throughout the city

I moved to the DMV 4 years ago from Boston, where the housing crisis is at a breaking point. One of the reasons I left was because the lack of safe and affordable housing was a serious threat to both my mental and physical health. So much of my paycheck was going towards rent that I worked 6 days per week from 9am-9:30pm to cover bills, and I was still unable to pay my heating bill during some of the coldest days in the winter. I stayed in dangerous and unsanitary housing conditions because I had no choice.

I've seen firsthand how the failure to create enough housing to meet demand, as well as blocking construction of anything other than single family homes, is detrimental to the community. In Boston, I could have never imagined living in a quality apartment that I could keep at a habitable temperature, nevermind owning my own home. The condo we own now is in a wonderful multi-family development and I want to ensure others either living in or moving to Alexandria have the same opportunities that I did when I came here.

Thank you for listening.

Sincerely,

Liana Ascolese

(she/her)

From: Anderson Vereyken amciv12@gmail.com

Sent: Monday October 2, 2023 9:48 PM

To: PlanComm

Subject: [EXTERNAL]Support for Zoning for Housing

Dear Planning Commission,

In light of the upcoming ZFH work session, I am writing to express my support for the city's proposed zoning changes that would allow for the construction of more housing. It is heartening to see local government addressing the crucial issue of housing shortages in our community.

I also want to encourage Alexandria to take bolder action than has thus far been considered. In particular, I note that the "Z4H Fact Sheets" document on the city's website indicates that bonus height proposals were shelved "because other provisions of the zoning ordinance (limits on overall square footage, requirements for setbacks and open space, etc.) would nearly always prevent a

developer's ability to use this provision." Rather than discard the bonus height proposal altogether, I hope the city considers revisiting these other zoning restrictions and adjusting them to make bonus height more viable in areas with lower height maximums. This is especially so given 7-700's ability to generate new affordable units in neighborhoods that are currently inaccessible for working-class people.

Several individuals and parties in Alexandria have voiced strong opposition to the city's zoning proposals. I would encourage the Planning Commission to understand these concerns as originating from a disproportionately vocal segment of the community, and not as representing community sentiment as a whole. Everyone is feeling the pinch of rising housing costs; and while jobs or other demands may keep ordinary citizens from attending every in-person meeting, I strongly believe that the weight of support is behind reform.

Thank you for the work you do to make our city a just, responsive, and equitable place.

Best,

Anderson Vereyken

From: Phoebe Coy phoebeacoy@gmail.com

Sent: Monday October 2, 2023 8:52 PM

To: PlanComm

Subject: [EXTERNAL]I support Zoning for Housing!

Good morning Alexandria Planning Commission,

I learned from my organization, YIMBYs of Northern Virginia, that you are having a work session on Zoning for Housing tomorrow. I want to express my support for the existing plans and my hope that you will do even more to allow property owners to build housing in Alexandria. I want to share a letter to the editor I recently sent to the Alexandria Times:

As an Alexandria homeowner, I fully support Alexandria's proposed modifications to its zoning laws, known as Zoning for Housing. These commonsense changes make important progress in loosening unnecessary regulations which infringe on the rights of property owners to choose what is best to build on their property. Should property owners take advantage of these changes, current and prospective Alexandrians will have more potential homes to choose from than they do currently. This will strengthen our region's economic growth and allow more people to enjoy the benefits of a shorter commute, supporting the return to in-person work that our region needs. Some of these changes, such as commonsense changes to townhouse zoning, will reduce the amount of taxpayer-funded time that city staff currently spend reviewing requests for exceptions to regulations that are not aligned with reality. While the Zoning for Housing proposals are an important step forward, I hope that Alexandria continues to roll back excessive regulations, such as Floor Area Ratio requirements, in order to support the rights of property owners to build the additional housing our region needs.

In addition to what I stated in this letter, I would love to see parking minimums lifted near transit. It should be up to the property owner, not the government, to decide how much parking is needed on the property. In addition, I would love to see garden apartments and townhouses be legalized throughout the city, as well as efforts to allow lots of housing near underutilized transit hubs such as Van Dorn Station.

Thanks so much for all the work you do for the City of Alexandria,

Phoebe Coy

From: Rebecca Loesberg rebecca.loesberg@gmail.com

Sent: Tuesday October 3, 2023 9:57 AM

To: PlanComm

Subject: [EXTERNAL]Support Bold Action on Zoning for Housing

Dear Planning Commission,

I am writing as you consider the different facets of the Zoning For Housing/Housing for All Initiative. I grew up in a pretty monocultural environment in the Midwest. What attracted me to Alexandria was its diversity of neighborhoods and people. In the short four years that I've lived here, I've already seen changes happen in who can afford to live in our city and what my neighborhood looks like. These changes put Alexandria on track to continue to restrict who can live in our city, limit our diversity, and seem to ultimately lead us to a place where only people with extravagant incomes can even consider living here. The Office of Housing has already outlined that those with incomes of 50,000 or less are cost-burdened, and that figure has been trending upward. That is not the type of place that I envisioned raising my family in.

From those opposed to these efforts, I keep hearing about preservation of structures and preservation of "character". What seems to be missing is the preservation of the actual people that make our city wonderful. By this, I mean we need policies and practices that stabilize working-class neighborhoods that are threatened by gentrification.

When you envision this initiative, I am asking you to envision a dream for Alexandria where housing is affordable across a spectrum of incomes, including working-class housing. We are requesting these shifts to continue to preserve our diverse neighborhoods and our neighbors who live there. I support the current Zoning for Housing/Housing for All Initiatives. I don't think that our efforts to strive for continued equity should stop at these recommendations.

I request that the Planning Commission considers the following additions to the staff plan:

- Legalize small 3 story apartment buildings city-wide, both where they already exist and in all residential zones.
- Encourage transit oriented development by loosening restrictions on how many homes can be built near high capacity transit corridors
- Accelerate and expand parking reform to remove government parking mandates from all housing within enhanced transit areas
- Increased development and funding for sub-60% AMI ("working class") developments

Thank you for the attention to this issue as we strive to create an Alexandria that is accessible and affordable to all who live and work here.

Warmly,

Rebecca Loesberg

Grassroots Alexandria

From: James Miceli jammic@gmail.com

Sent: Tuesday October 3, 2023 10:57 AM

To: PlanComm

Subject: [EXTERNAL]Support Bold Action on Zoning for Housing

Planning Commission Members,

I would like to briefly encourage you to push for maximum housing in Alexandria. The Zoning for Housing proposals are a good start, but more is necessary to meet the moment.

The 2 bedroom duplex next to me recently sold for 905k. If prices that high are not indicative of a housing crisis, I don't know what else could be.

I'd like to strongly encourage you to allow neighborhoods to develop like Del Ray across the city, require no parking in transit rich area (including buses), and maximize apartment development near metro stations.

Thank you for your consideration.

-James Miceli

102A E Cliff St

(Responding in my capacity as a private citizen, comments not associated with my civic association)

From: The Rev. Jo Belser priest@welcometoresurrection.org

Sent: Tuesday October 3, 2023 1:18 PM

To: PlanComm

Subject: [EXTERNAL]Support Bold Action on Zoning for Housing

As Rector of the Episcopal Church of the Resurrection in the City's West End, I am writing to ask that you improve the excellent zoning reforms proposed by the Zoning for Housing initiative. Too many of our neighbors in the West End have housing cost-burdened and have to rely on our food pantry to help make ends meet. The average number of food clients is up and rising, from 23 families each week pre-COVID to 70 since COVID began and 82 since the SNAP augment ended.

With VOICE (Virginians Organized for Interfaith Community Engagement) and YIMBY (Yes In My Back Yard), I have attended the public meetings and studied the proposals. Please add my voice to those who urge the City staff's recommendations to be more impactful, by:

- o Moving some of the best ideas in phase two of the plan into phase one.
- o Legalizing small three-story apartment buildings citywide, not just in neighborhoods where they already exist (Del Ray and Rosemont), but in all residential zones. This would help make the proposed reforms more broadly available within the whole city, rather than just, seemingly, in the "poorer" areas.
- o Accelerating and expanding parking reform to remove government parking mandates from all housing within enhanced transit areas.
- o Encouraging transit-oriented development by loosening restrictions on how many homes can be built near high-capacity transit.
- o Increasing the funding for deeply affordable housing so that a larger percentage of the new units generated by the zoning changes will be both affordable as well as deeply affordable.
- o As with the AlexWest draft housing proposal, encourage implementation of development in such a way that current residents in market-affordable units are not displaced (such as by developing on existing aged surface parking lots).

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The Rev. Jo J. Belser, Rector

The Episcopal Church of the Resurrection

2800 Hope Way, Alexandria VA 22311-2220

welcometoresurrection.org

W 703-998-0888 • C 703-244-2566

From: Kursten Andrea Phelps kursten.phelps@gmail.com

Sent: Tuesday October 3, 2023 3:42 PM

To: PlanComm

Subject: [EXTERNAL]Support Bold Action on Zoning for Housing

Dear Planning Commission,

I am a City of Alexandria resident in the Wakefield-Tarleton neighborhood, and I'm writing to share my strong support of the Zoning for Housing proposed recommendations, and also ask you to improve upon the reforms recommended by city staff.

My husband, a local small business owner, and I, a civil servant working in the nonprofit sector at the time, were extremely lucky to barely manage to buy a duplex in 2015. Without diverse housing options like duplexes (and triplexes and fourplexes, among others), our family of 3 at the time would not have been able to stay in Alexandria as we grew to a family of four. Yet today, I would not be able to afford our own home at the prices similar duplexes in our neighborhood are selling for, despite our household income nearly doubling since 2015. That is related to lack of supply, and even if we could afford to pay a little more, there aren't enough options available in the city to move to a new house, even if we wanted to.

I see this problem all around me. I see it in my elderly neighbor who can't afford to downsize to a more accessible apartment despite not being able to access two of three floors in his home without the help of his home health care aide (who herself, must commute from outside the city because she cannot find available or affordable housing). I see it in a local business owner I know who is living uncomfortably with an ex more than 2 years after ending their relationship because neither can find available or affordable housing to move out. I see it in a friend who is trying to stay close to his child to foster a positive co-parenting relationship but cannot find available housing he can afford. These situations tear at the fabric of our community, and I urge you to improve upon the city staff recommendations. Specifically, I urge you to:

- **Legalize small 3-story apartment buildings** citywide, both where they already exist in neighborhoods like Del Ray and Rosemont, and in all residential zones.
- **Accelerate and expand parking reform** to remove government parking mandates from all housing within enhanced transit areas.
- **Encourage transit-oriented development** by loosening restrictions on how many homes can be built near high-capacity transit

Thank you for your service to the city and for your attention to this critical issue.

Sincerely,

Kursten Phelps

From: Luca Gattoni-Celli potentiaeromanorum@gmail.com

Sent: Thursday October 5, 2023 1:55 PM

To: PlanComm

Subject: [EXTERNAL]YIMBYs of NoVA statement of priorities for Zoning for Housing

Dear Planning Commission members,

Please find linked below our grassroots members' priorities for Zoning for Housing, outlined in detail. As we have previously discussed with many of you, we strongly support legalizing garden-style apartments and townhouses by right across Alexandria, as a reasonable compromise that would enable the dense, equitable, sustainable housing our community needs and desires. We also support legalizing fourplexes throughout our city.

<https://www.yimbysofnova.org/events-advocacy/alexandria/improving-zoning-for-housing>

We are working to augment our proposals with technical details to aid their implementation in Alexandria's zoning code.

Thank you for your service to our community,

Luca Gattoni-Celli

Chief Executive & Founder, YIMBYs of Northern Virginia

YIMBYsOfNoVA.org | [Media](#) | [Facebook Group](#)

[Cornerstone](#)—blog about urbanism & building YIMBYs of NoVA

843-793-7106 (Mobile/Signal) [LinkedIn](#) | [Twitter](#) | [Medium](#)

Emergent Ventures Grantee (21st Cohort)

From: Matthew Larson mdl Larson45@gmail.com

Sent: Monday October 16, 2023 11:13 AM

To: PlanComm

Subject: [EXTERNAL]Z4H Community Meeting

Good morning,

I attended last week's Z4H Community Meeting and was very impressed by the city staff's presentation and how they managed input from attendees. I raised a question about the proposed parking changes and my desire to see requirements eliminated city-wide. In my question I referenced similar reforms implemented by nearby cities such as Richmond and asked if we could go further than what was proposed and eliminate the minimum parking requirement altogether. I believe these decisions are best made by property owners and are a major cost driver for any new development or remodel. This is a once in a generation opportunity to make a sizable dent in onerous over-regulation and I would like to see the city lead in this area. Please push staff to eliminate parking minimums city-wide as part of the Z4H reform package.

Warmly,

Matt Larson

Alexandria, VA