



**Zoning for Housing/Housing for All Kick-off Event  
March 20-21, 2023**

Questions received from attendees grouped by theme:

- **Accessibility** – Inclusive/Equity/Housing for All
- **Affordability** – Affordability/Populations in Need/Availability of Affordable Units
- **Availability** – Anything related to Zoning for Housing components and related zoning regulations

**Accessibility**

1. What is an example of courageous community conversation that we need to have in Alexandria?
2. What is the process to remove a restrictive covenant and do you need every owner's authorization to do it?
3. Why doesn't the city legislative package include a state law requiring deed recondition when a property conveys to remove restrictive covenants?
4. Can you please talk about how single-family zoning perpetuates housing segregation?
5. Much of Alexandria rental housing are owned by landlords located in PA NY and FL. How do we get these land owners to work with us here to convert some of their housing into owned housing?
6. How is success defined for Housing for All? Should each neighborhood look like our overall city demographics? If so, what are we doing to make neighborhoods like Parker Gray Affordable for home ownership not just rental units? It seems the conversations centers on affordable housing, but only in the context of renting. How are listening price of over a million dollars affordable for everyone but the highest income elite?
7. Has there ever been consideration of gifting displaced family heirs their property back?
8. What about the idea around Reparations (\$) example providing cash for down payments and closing cost for black buyers?
9. If you move an Alexandria Resident and Drop then into a SFZ Neighborhood, precisely how will that improve that persons lie span access to healthcare, economic outcome? Aren't other zone areas also "exclusionary"?
10. What role, if any, does the mental health professional have in signing off on Housing development in the city of Alexandria? Please explain by citing specific examples in the last 10 years and foreseeable future (long range planning)?
11. How can the concerns of older residents be incorporated into the elements of good design of a project like old town? An older person who may not be able to ride a bike or walk home 8 blocks from the grocery store should not have to live in a tall apartment building / prefer garden style apartments
12. We are more segregated than we were 20 years ago what has caused this?

13. Is “Housing for All” grounded in a Utopian Concept?
14. Not a question – a comment. The state of VA added a source of income protection in 2020. In 2021 City’s office of housing conducted Fair Housing testing with testers who claimed to have a housing voucher. 6 problems were found and action was taken by the city to address the problems encountered by testing.
15. Are there actions to disrupt current policies or remedy past racist policies that are better led by the private sector vs government?
16. Isn’t an effort to remedy antique discrimination before the federal Fair Housing Act an ex parte fact law? Given that Chief Justice Roberts has assured us that the federal government had no action able role?
17. Is the Hispanic community included in this project? I hear more about the African American community.
18. Deed restrictions on the books feel similar to abortion trigger laws. Is it fair that analogy and why it is work removing them despite current unenforceability?

### Affordability

1. How can increased density benefit city’s climate and environmental goals?
2. If homeownership is key to wealth creation, why not recommend replacing VA Law that prohibits cities like Alexandria from requiring proposed multi- family to be condos and not apartments.
3. What is the impact on the city’s inventory (?) of affordable and low income housing as it pertains to Amazon HQ?
4. Where do subsidiaries come from?
5. Why do you choose to use the term Attainable Housing rather than Affordable Housing? Are there important nuance since language matters.
6. Where do we stand on persuading federal HUD to support and fund mixed buildings with side by side public housing with market rate and workforce units?
7. How might we balance long term solutions like more housing with near-term, right now challenges like evictions and displacement?
8. Do you currently have open unites (Affordable Units)? If so, what is the challenge to getting those filled? (i.e., what about families with < 50% AMI)?
9. What total Affordable Units in this project for the West-End? How many affordable Units are anticipated in the West- End?
10. How many Affordable Housing units have been created by churches in Alexandria?
11. Is an alleged “housing shortage” really a result of overpopulation and policies which attract more population than our exist zoning envisions?
12. What else cand we do now? So many of our neighbors having units of eviction with city and faith community sources are stretched thin. Do large developers like Paradigm contribute financially to eviction prevention efforts? If not, why not?
13. I am interested in your perspective as a resident of an mixed income community. Is that a factor in your positive experience? (I’m assuming this is in regard to John Goebel experience living in Alexandria)

14. Shouldn't the affordable housing projections be updated due to account for Post Covid Life? Companies have adopted remote work. Commercial offices building is vacant. High cost of living will drive away prospective residents.
15. You mention that lowering the land cost per unit is important. Obviously, you can do that by adding more unites to the site. But are there any ways to bring down land cost itself?

### Availability

1. Increasing desist challenges our community identify as a suburb vs an urban community. How can we shift our collective sense of identity of Alexandria?
2. Is there any plan to increase density of housing in certain areas? How will these be accomplished while ensuring that infrastructure and public services can keep up with the increased demand?
3. It seems like so many new residential building look very similar to each other , almost cookie cutter. What drives this from and architectural perspective? Material cost? Regulations? style best practice?
4. A century ago, Alexandria had three zones: industrial commercial and residential. With even a slaughter hours allowed in a light industrial zone and even six plex (?) proposed for single family zones, are we really making a full circle bake to three zones ?
5. What percentage of land in Alexandria is zoned for residential, commercial, nontaxable (church etc.)
6. What is the current mix of single family, townhome, apartments? What might be voted 10 years from now?
7. Converting office building to residential is apparently very difficult. Are there ways to do that with out totally gutting the buildings?
8. The Glebe Road Project as the potential to add 800 students into Alexandria. What is the city 's plans for the local schools.
9. Please explain how city values priorities and strategic plans fit and impact the city planning and zoning work? Can you Share how many zoning types we have in the city? Where can we find the listing and descriptions of each?
10. Of the 40 ADUs that have been built or approved, how are you tracking whether they are creating any affordable housing? How can we continue to say ADU's are successful tool to create affordable housing?
11. ADU may be used for short term rental. Do we know how many are being used that way?
12. For the proposed zoning changes what might be gained in terms of number of affordable housing unites? Over what period?
13. How many potential dwellings unites are lost annually to mandatory zoning setbacks?
14. You shared a matrix of policy tools to support Affordable housing. What is missing? Are there tools that we need to consider that are in place in other regions of the community?
15. Do we have a sense of unoccupied real estate in City of Alexandria? e.g. apartments commercial condos etc.?
16. How can we add playground to the office buildings that was converted to school?
  - a. Kids need playgrounds. The school we are talking about FTD West-End.

17. Parking requirements can drive cost that reduce available housing. Will Zoning for Housing re-assess Parking Minimums in Alexandria?
18. Is this process going to look at the parking requirements of residential zones? Are there any barriers today? Do they match the actual need?
19. What is the current resident parking ratio at the station at Potomac Yard?
20. Are there studies that reveal how much space a person needs based on a set of variables such as age, gender, etc.? what are the numbers for a family, individual that is considered reasonable to promote quality of live / livability for No VA?
21. How are affordable housing needs met when developers just pay into the regional fund and not offer livable and affordable units. The result are no AH units in neighborhoods leading to concentration in large development projects.
22. Are there requirements for building for lifespan considering that will be for the quality of the building 20-50-100 years into the future?
23. Can you speak about the issues with St Rita on the Glebe Road project and the resolutions? What is the parking ratio for Glebe project?
24. As Alexandria considers Zoning for Housing, outside of land trust model, how do we ensure the created housing is ownership opportunities and not just rentals?
25. You speak a lot of open space, but isn't the best open space green space and worth of protection and enhancement?
26. Is there a role zoning or other policies can plan for consideration for development of increased childcare options co- related with housing since affordable childcare goes hand in hand with quality of life?
27. How are we collecting data to ensure that we are attracting our teachers, police force and fire department to affordable housing?
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## Other

1. Where on the City Website are the slides?
2. By Show of hands how many in attendance are plain (?) (?) just residents?
3. What do we do to public outreach for new development or zone changes we always hear from the most passionate voices and do not get a representative of the public?
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7. Moving forward. What might it look like to design engagement opportunities that put people place at the center and lead to more diverse room?

8. When it comes to addressing displacement, what can and can't the city do because of the Dillion Rule Restriction? How can the city get creative to overcome these limitations?
9. Has Alexandria considered taking inspiration from European cities? Many foreign cities have well planned, dense neighborhoods that priorities walkability, public transportation, and mixed-use development. What lessons can we learn from these cities to improve our zoning and planning?
10. The city got successfully sued over one of its equity initiative. With residential segregation years after the civil rights in housing was passed. Does this suggest that historical discrimination in the distant part may be the driving cause? What is the risk what the city is trying to do being the target of a successful lawsuit.
11. What is the city's strategy to engage people wth "lived experience" in this process?

### **Housing for All**

1. How important will it be to actually implement solutions for our homeowners to gain acquaintance of the reality of the history Mr. Dyke presented?
2. How do we create a paradigm for growth that helps people view neighbors as an opportunity and not a burden?