

From: [Ebinger, Matthew J. - PDR](#)
To: [Darby, Anne W. - PDR](#)
Subject: FW: Fan homeowner supports Broad Street rezoning
Date: Tuesday, September 22, 2020 2:37:05 PM

Matthew J. Ebinger, AICP

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Sent: Tuesday, September 22, 2020 2:35 PM
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Subject: Fan homeowner supports Broad Street rezoning

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I'm writing as an individual homeowner in the Fan who supports changing the zoning regulations in the area on the North side of Broad Street, in the area of VCU, to allow structures 20+ stories in height..

My primary reason for supporting this change is that given the city's inadequate tax base, there is far too much reliance on individual homeowners, city-wide, who are seeing their property taxes go up by substantial amounts every year. No doubt this is having immediate effect on homeowners of lesser financial means, thereby exacerbating the city's sorry history of housing inequality.

In addition, if this trend continues it will soon make the city far less affordable for retirees like me, who came here in part because of the area's affordability and are more than willing to pay our fair share - especially if it helps the Richmond Public Schools (even though we don't have children in those schools) and other core city services.

Given the city's very limited industrial base it's safe to assume that pressure on individual homeowners will not ease unless we find creative ways to add substantially more commercial and residential tax generating capacity (including affordable units and within appropriate limitations) wherever we can, and the area north of Broad seems like a good place to start.

While I'm not a big fan of 30 story buildings in that area, I believe that if the zoning is changed, the number of 30 story structures that will actually be built, if any, will be minimal, given the nature of the market and the surrounding area. I also suggest that efforts be made to explain why the specific number 30 (rather than 26, 24, 20, etc.) has even been proposed, and the likely **actual** impact of that number.

I've reviewed the counter arguments and am left speculating about the possibility that, to an extent, their underlying purpose is to protect the interests of developers and owners of multi-unit properties who control the current housing inventory in the area, and who would find themselves facing unprecedented competition from **any** attractive new entries into the market.

Sincerely,

Jerry Swerling
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