

Comment Number	Goal	Obj.	Strat.	Comment	Commentor
1	14	8	a	This strategy should also specify that tax relief strategies are intended for senior homeowners living in transitioning neighborhoods who are being priced out their neighborhoods but desire to remain in their homes.	Christine Elwell
2	14	9	b	This strategy should be worded more strongly. The city should create a tax fund to help low income residents remain in their homes as assessments increase.	Christine Elwell
3	14	9	e	In addition to emergency rental assistance programs, strengthen emergency utility assistance programs.	Christine Elwell
4	14	1		Add an additional strategy to monitor expiring affordable covenants.	Jarrold Elwell
5	14	1		Create a tenants opportunity to purchase program for properties with expiring affordability covenants	Jarrold Elwell
6	14	1		Create a city opportunity to purchase program for properties with expiring affordability covenants	Jarrold Elwell
7	14	1	i	Add houses or worship and create a faith based development initiative	Jarrold Elwell
8	14	3		Add a graduated program that caps annual property tax increases for elderly and tenants with significant tenure in their homes.	Jarrold Elwell
9	14	4	a	Change the percentage to 30% or more of units at 80% AMI or 20% or more of units at 60% AMI.	Jarrold Elwell
10	14	4		Lobby Virginia Department of Housing and Community Development to update New Market Tax Credit Program to incentivize more mixed-use developments that incorporate homeownership opportunities for families in the 60% - 120% of AMI	Jarrold Elwell
11	14	10	b	Clarify whether the City's Affordable Housing Trust Fund will prioritize households at very low-income levels (less than 50% AMI) or extremely low-income levels (less than 30% AMI). It should prioritize projects serving extremely low-income levels.	Jarrold Elwell
12	14	1	a	The Affordable Housing Trust Fund has proved itself to be an ineffective tool. I would recommend "Create tax abatement or grant back programs that prioritize funding projects within a 1/2 of transit or activity centers that provide housing to very low income individuals and families including supportive housing.	Jack Thompson
13	14	1	b	HOME and CDBG funds do a lot of good, but a more careful look should be made about the amount of funding allocated per project...especially on single family projects.	Jack Thompson
14	14	1	c	The Maggie Walker Community Land Trust is terrific for preserving affordability in homeownership to families and individuals between 70-115% of AMI, but does nothing for incomes below 70%. This strategy should remain, but some thing more needs to be done for lower income levels	Jack Thompson
15	14	1	e	Work together with the Multi-family council of the Home Builders Association of Richmond for determining further ways to include income diversity in new development. Forcing it thru inclusionary zoning could have a negative impact.	Jack Thompson
16	14	1	h	If possible keep RRHA out of any reestablishment of the Neighborhoods in Bloom. I understand there's lot of federal red tape, but just minimize any role they play.	Jack Thompson

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17	14	1	new	Move the housing voucher program so it's solely managed by VHDA rather than RRHA.	Jack Thompson
18	14	2	all	These strategies sound good but I don't understand how these things can be accomplished when the mobile home parks are privately held and controlled properties. What is the downside to rezoning them with a special zoning class that will promote high density mixed use development? This could give the owners an incentive to sell and spark the necessary change. Residents would be displaced but they probably would be anyway in order to make any real change in these communities.	Jack Thompson
19	14	3	b,c,d,f,g	All of these have a similar theme of spending dollars to allow low income older folks stay in their home. It's a noble effort and I used to do a LOT of this work. Many of these folks are actually trapped in their homes and if shown another opportunity to stay in their community near their friends and family, but move to a more suitable home, they will take it. Take the same money (\$millions) and develop an incentive for senior house development in every neighborhood. Also develop a group that helps this older generation transition to their new home.	Jack Thompson
20	14	3	e	The same group mentioned above could also assist with educating older homeowners about reverse mortgages.	Jack Thompson
21	14	4	a	Change percentage to 10% of below 80% and another 10% below 50%. More must be done to mix-in income levels that are below 50%.	Jack Thompson
22	14	4	d	Change percentage to 10% of below 80% and another 10% below 50%. More must be done to mix-in income levels that are below 50%.	Jack Thompson
23	14	4	e	The Affordable Housing Trust Fund has proved itself to be an ineffective tool. I would recommend "Create tax abatement or grant back programs that prioritize funding projects within a 1/2 of transit or activity centers that provide housing to very low income individuals and families including supportive housing.	Jack Thompson
24	14	4	f	LIHTCs only seem to enrich the developer. However, could VHDA be the right partner for enforcing a grant back program?	Jack Thompson
25	14	5	b	Yes, consider a tax abatement or grant back program.	Jack Thompson
26	14	5	d	Expand this to allow an easy process for creating a duplex or triplex from a large single family area. Neighborhoods in North Side could be a prime example of this need. Maybe the Board of Zoning Appeals could determine cases like this for a small fee.	Jack Thompson
27	14	5	f	Discuss with the Maggie Walker Community Land Trust how they could incorporate rental housing into their model. If the MWCLT holds the land, a developer could build small/middle multi-family buildings (4-16 units) and rent them for roughly 20% less than market rate.	Jack Thompson

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28	14	7	all	There must be more communication and strategy implementation between the Planning/Development department and the School system. Housing and Education go hand-in-hand. Newly elected officials and high level City employees must understand this. You can't improve one without the other.	Jack Thompson
29	14	8	all	Similar response in Objective 3	Jack Thompson
30	11	2		Ensure that the city is producing housing that matches the jobs coming in	Jovan Burton
31	14	3		Create a center for homeownership that is a clearinghouse for information on city programs, grants, loans, education; partnering with state agencies such as VHDA and DHCD.	Jovan Burton
32	14	8	a	Expand as well as promote the tax relief program, perhaps to include long-term residents who are not yet seniors but have seen assessments greatly increase	Jovan Burton
33	14	7		Increase awareness and improve relationships with landlords on the voucher program, particularly in areas of greater opportunity and access.	Jovan Burton
34	1	3		Coordinate with bordering localities for shared corridor development and corridor projects that are mutually beneficial.	Jovan Burton
35	14	7		Partner with health organizations, academic institutions, and large employers to work create cross-cutting strategies that address the intersection of housing with all facets of life.	Jovan Burton
36	14	10		Consider siting criteria laid out for emergency shelters by other public funders (including the number of beds, the proximity to transit and to the areas with the highest rates of entries into homelessness, the provision of on-site management, the availability of housing-focused services, and arrangements for the security of shelter residents and community members.)	Kelly King Horne
37	14	10		There is an urgent and unmet need for facilities to meet the needs of people experiencing homelessness who are not well-suited for independent living or whose needs are beyond the services available in the homeless services system. Skilled nursing facilities and assisted living facilities that serve households with extremely limited incomes will be needed to address the growing number of older adults experiencing homelessness and the needs of individuals and households with disabilities.	Kelly King Horne
38	1	1	b	Expand or change the definition of Emergency Shelter in the City's zoning ordinances to align with best practices (housing-focused crisis housing) and with current practices of homeless services providers.	Kelly King Horne

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39	1	1	b	Change or revise the definition of Emergency Shelter. Here is the definition used by Alexandria: A building or group of buildings specifically configured in whole or in part for short-term residential use without charge by persons who have no fixed place of abode operated under the supervision and control of a bona fide charitable or government organization. Facilities provided are limited to living, sleeping, bathing, dining and food preparation, all serving residents and staff of the shelter only.	Kelly King Horne
40	1	1	b	Consider siting criteria laid out for emergency shelters by other public funders (including the number of beds, the proximity to transit and to the areas with the highest rates of entries into homelessness, the provision of on-site management, the availability of housing-focused services, and arrangements for the security of shelter residents and community members.)	Kelly King Horne
41	1	1	b	There is an urgent and unmet need for facilities to meet the needs of people experiencing homelessness who are not well-suited for independent living or whose needs are beyond the services available in the homeless services system. Skilled nursing facilities and assisted living facilities that serve households with extremely limited incomes will be needed to address the growing number of older adults experiencing homelessness and the needs of individuals and households with disabilities.	Kelly King Horne
42	1	1	e	I am supportive of this strategy.	Kelly King Horne
43	4	4	c	I would like the definition of public art to go beyond one-off commissioned pieces to also include architectural embellishment of buildings (decorative features that would otherwise not be done due to budget constraints). Think friezes, cornices, cartouches, moldings, murals, etc. on interior and exterior surfaces, like was routinely done on public buildings in the pre-WWII era. It was public art then, and we should consider it public art now.	Matthew Bolster
44	4	3	d	Change to "provide maximum adaptability for environmental change, change of use, and efficiency." We should be designing buildings such that they can be adapted for other uses over their lifetime rather than demolishing and starting over. It's inherently wasteful and negates any advantages gained through "green building."	Matthew Bolster
45	3	1	h	Clarify that this includes public schools, which are city-owned even if they are under the purview of the school board. RPS has a history of trying to ram through replacement school construction without due consideration for the adaptability of its historic school buildings and respect for their place in the community. A check is needed on the RPS tendency to rush into building new.	Matthew Bolster

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46	11	2	Develop an Economic Development Strategic Plan that establishes equitable economic development strategies.	Concerned that we are not committing to support living wage jobs as part of an equitable economic development strategy. It does not help the City (or state) to recruit and subsidize economic development where those working in these jobs (ie breweries, tourism) are not able to earn enough income working full time to afford rent or housing.	Mariia Zimmerman
47	14	1	Actively	Why don't we say anything about working to increase HCV acceptance in high opportunity areas and activity centers?	Mariia Zimmerman
48	14	1	Fund th	Would like to see this say "Commitment annual increased funding to the Affordable Housing Trust Fund." For a city of our size, a \$2-5 million/year Housing Trust Fund is insufficient. Also, do you want to say high-quality transit or any transit? The former is likely to more closely align with higher opportunity areas and activity centers, or gentrifying neighborhoods	Mariia Zimmerman
49		4	GRTC re	Would love to see GRTC also report on customer satisfaction not just system efficiency. We always seem to forget that riders = transit.	Mariia Zimmerman
50	10	2		This is an important goal. Support all the strategies but strongly suggest that the commitment to equity be moved up as a priority vs. lost within long list in strategy 2. Could even be its own objective!	Mariia Zimmerman
51	Core Concept - Medi			Encouraged to see Accessory Dwelling Units in these zones. The draft is vague on whether these would be by right or by SUP. We would like to see ADU allowed by right in all residential zones.	Richmond Association of REALTORS®
52	Core Concept - Medi			Personal vehicle dependency/lack of any mention of public transportation outlined in these core concept areas is concerning.	Richmond Association of REALTORS®

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53	Core Concept - Low			Residential density of 1-3 units per acre is to low, especially when the amount of land in the future land use map dedicated low density neighborhoods is taken into account. Richmond is not annexing any more land, and if the number of available housing units is to keep up with population projections, our future land use map must include more density in all areas of the City. One of the goals of the Inclusive Housing section is preventing the displacement of existing residents. Maintaining this lack of density in huge swaths of the City ensures that future housing costs will escalate and drive out existing residents. While it is clear that the majority of the area marked as low density in the future land use map is existing single family in areas that were annexed from Chesterfield, these areas cannot continue to be low density if the City is to add a sufficient number of housing units to keep up with demand. In no way are we suggesting the demolition of existing neighborhoods, but allowing for the creation of new low density single family in these areas, while prohibiting denser development will stymie growth and have the end effect of inflating the costs of housing throughout Richmond.	Richmond Association of REALTORS®
54		3	2 a	This strategy mentions creating incentives to encourage adaptive reuse and deter demolition. The Historic Tax Credits available to developers already support this goal in a remarkably successful way.	Richmond Association of REALTORS®
55		3	2 e	We oppose the implementation of a blight tax. While this strategy might be effective in other jurisdictions, in the City of Richmond, it is likely to be yet another unenforced ordinance. Instead, we would like to see the City's Code Enforcement Divison fully staffed and operational. Additionally, blight taxes are meant for city's with very hot real estate markets, like Washington DC, New York, or Boston. Hartford, Connecticut considered implementing a blight tax, but found that it would be more likely to encourage demolition of blighted buildings that subsequently resulted in proliferation of surface parking lots because the city's real estate market didn't command the high quality development the City Council was hoping to see.	Richmond Association of REALTORS®
56		4	3 a	This strategy suggests the adoption of design guidelines for review of demolitions. We have concerns around the abridging of a person's property rights should they be unable to demolish the improvement on their personal property. We are also concerned about adding an additional review process for a property owner to endure before they are able to develop their property as they see fit. Any additional costs incurred during this review process will be passed onto the end user, ultimately driving up the cost of housing should the property become residential	Richmond Association of REALTORS®

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57	13	2	b	We support exploring the creation of a PILOT for institutions as it will help relieve the financial burden born by homeowners and renters in the City.	Richmond Association of REALTORS®
58	14	4	d	We support waiving development fees for mixed income projects within 1/4 mile of the Pulse corridor - not just the stations themselves.	Richmond Association of REALTORS®
59	14	5		We support allowing more housing types throughout the city, but would like to see Richmond 300 also encourage increased density throughout the city - not just along enhanced transit corridors and at Activity Centers.	Richmond Association of REALTORS®
60	14	5	d	We support allowing for two-family dwellings in all residential zones.	Richmond Association of REALTORS®
61	14			Overall, the Inclusive Housing section outlines a number of programs aimed at reducing displacement and eviction. These are extremely important goals. To that end, the absence of explicit language aimed at increasing the overall number of housing units available is disconcerting. In order to prevent the inflation of housing costs due to high demand and low supply, Richmond must support, welcome, and encourage the construction of additional units at all price points. We would like to see language added to support this goal.	Richmond Association of REALTORS®
62	GOAL 14 AND GOAL 15	2 3	a-d a-j	All of this requires urgent and significant expansion of the City's Office of Sustainability beyond its 1-2 excellent but under-supported personnel. Consider adding at least 1 full-time staff position per year for the next 5 years. Along with this, please update the website ASAP!	Sandra Leibowitz
63	GOAL 14 AND GOAL 15	2 3	a-d a-j	Make the Green City Commission MUCH more active and public-facing, or replace it with some other body. Its functions should include, among other things, serving as a 'watchdog' for green building / environmental issues within the City. Look to the City of Alexandria's Environmental Policy Commission as a great example. (I was an original appointee to the Green City Commission, yet as the years go by I see less and less evidence of its activity, its membership or even its existence, which I have found frustrating, both as a Richmond resident and as a green building business owner in Richmond).	Sandra Leibowitz

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64	15	2	b	Actively enforce the current City Council Resolution 2008-R152-2009-14 for green, high-performance building standards on City construction projects by educating City procurement and capital project management staff about the provisions of this Resolution and their importance to meeting the City's 2050 objectives; Consider converting the resolution into an ordinance, which I understand has more enforceability.	Sandra Leibowitz
65	15	3	a	Include expedited permitting as a no-cost, high-value incentive for green building in the private sector.	Sandra Leibowitz
66	15	3	a	Engage local professional expertise to develop incentives and/or other components of a robust Green Building program, following the examples of Arlington County, City of Alexandria, City of Charlottesville, etc.	Sandra Leibowitz
67	15	3	a	Fund some aspects of the Green Building Program with a 'green building fund', following the model provided by Arlington County.	Sandra Leibowitz
68	15	3	i	Consider developing a guide to greening historic properties (for which I myself had organized, then disbanded, a volunteer task force and would be happy to pass along our materials). Along with this, offer tours of already-greened historic properties (my own 1903 house in the Fan could be one example).	Sandra Leibowitz
69	15	3	j	In addition to this strategy, which I support 100%, make use of the General Assembly legislation allowing green development zones', for example, at the Navy Hill redevelopment.	Sandra Leibowitz
70	15	5	a, c	In addition to implementing commercial recycling and composting, develop a comprehensive 'green business' program, similar to that of Montgomery County Maryland or the Loudoun County Green Business Challenge. Sustainable Design Consulting, LLC, based in Richmond, would be pleased to be a pilot participant thereof!	Sandra Leibowitz
71	17	2	b	For (Old and) Historic Districts, ensure that new street lights are approved cutoff fixtures, and replace the ones mistakenly installed on the 1600 and 1800 blocks of West Grace with the correct ones that were piloted in 2005-6.	Sandra Leibowitz

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1	Maple Avenue between Patterson and Grove has no continuous sidewalks. Residents and school children are forced into the streets. Crosswalks are dismal and stop signs are ignored. With the new stoplight at Grove and Maple and the new offices being built in the Westhampton School Site, sidewalks and safe movement of pedestrians is a priority.	HS Agee
2	There was a comment by a planner that Boston did this and Minneapolis did that. Richmond does not necessarily want to become either of these cities (with all respect)	
3	I appreciate your efforts to increase density across the city! Please try to ensure an equitable distribution of new units across neighborhoods of all income levels - it's not fair that low income communities often end up subsidizing single family housing for more affluent people. Rather than requiring developers to build parking on site, perhaps consider eliminating parking requirements in their entirety	Felix Shapiro
4	I believe the law of unintended consequences applies to the Plan. It plays into the hands of greedy developers who will buy single family properties in medium density areas and convert them to duplexes, triplexes and ADUs - if you also liberalize zoning - it will be a field day for developers in the West End	
5	Does medium density residential mean that my house can be replaced with a duplex?	Carter Peasley
6	Not regulating contractors enough	
7	City should fast track permitting for buildigns who are local to Richmond	
8	Need to require that developers are forced to comply with the items they promised to do per their permit	
9	There should be clear loading zones at the curb - maybe during morning hours only?	
10	Re-zoning details need to be included in the Master Plan	
11	Need to help small busiensses get through permitting and other city processes	Kenny Burnett
12	Need to relocate the building permit and inspections dept. to an area with more parking/acess	Kenny Burnett
13	Need to rezone north ave and overbrook to remove parking requirements	Kenny Burnett
14	Should focus on growing businesses, not just adding more housing units	Bill Lafoon
15	Need to focuse more on creating jobs	Bill Lafoon
16	Need to require developers to provide affordable housing when they get rezoned	Bill Lafoon
17	Use CBP resource management areas to highlight stream and riverfront projection aspirations	
18	Identify the "buried" streams passing through Richmond - make them as a park/open space land use to raise their visibility and improve their chances for water quality improvement	Steven Carter-Lovejoy
19	Create a program to require developers to fund a park fund	
20	Change abatements to be location-based	
21	Implement strategies or amend the land use to encourage commercial along the river	

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22	It appears Main St and 25th Street are corridor mixed-use allowign up to 10 stories. I feel strongly that 10 stories would be unacctable given the surrounding neighborhoods. There hould be more nuiance, respecting the current structures and forms. The same is true of the neighborhood mixed use in church hill and other historic neighborhoods. That category allows up to 8 stories. What would constrain developers from immediately going for maximum heights. Perhaps special overalys or small area plans should be developed for areas that need to be protected.	Genni Sasnett
23	One more meeting is always a challenge! Today - tonight was very worth the investment of time. The presentation was clear and very comprehensive. Thank you for the huge effort that the planning department is making to bring the public along. The whole process is feeling very inclusive. Specific comments have been made online. Thank you	Eugenia Anderson-Ellis
24	Bridge across the river - ok except needs to be north of Port, or tall enough	Laura Smith
25	Employers need better and more frequent bus service down Commerce to connect workers to port-related businesses (e.g. now working with a potential tenant of Hourigan site who is concerned about not having a bus stop in front of building)	Laura Smith
26	Port/VPA is focusing on Bells Rd interchange, not the Bellemeade (?) interchange	Laura Smith
27	So glad someone is paying attention to the roads, these potholes are HUGE!	Logan C.
28	More GRTC bus stops around the city. I'm a freshman (at VCU) and not allowed to bring my car and have to walk great distances to class.	Jenna
29	The prior RVA Master Plan recommended the implementation of form-based code instead of Euclidean zoning. Is there a plan to explore this? If not, why disregard the previous recommendation?	Dustin Dunbar
30	Goal 17 objective f: general question - when stating "encourage" in what ways are we encouraging? Does this allow developers to makea money-saving decisions and ignore the natural benefits. H. Think about including language that protects folk that wish to grow native plants (tall grasses) from HOAs. Goal 17 objective 3: encourage local non-profits to provide coding class to educate generations of folks that have lived in food deserts. Goal 17 objective 5: ensure that we talk about historical city disinvestment and Heat Vulnerability Index. Some neighborhoods that measure high in HVI will not be able to solve their healing while others like Scott's Addition score high in HVI but developers could've made responsible for the problem.	Melissa Guevara
31	Goal 16 Objective 3e: adjusting pricing is great but would be a disaster for households don't know how to conserve water. We need education and water saver give always like sink arators.	Melissa Guevara
32	What process do churches go through to get zoning?	
33	Are there recommendations related to decreasing energy consumption and decreasing GHGs?	
34	What protections are we offering communities between Jeff/Commerce to improve quality of life near industrial sites?; need more sidewalks; is RVA Green2050 a binding agreement?	Gabriela
35	How about strategies to support small businesses	Lawrence Williams
36	Low density residential has the highest carbon footprint, why not increase density there?; need transit to Stony Point; what's the process for decreasing parking requirements?	Daniel Klein

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37	The city should dispose of surplus property without onerous restrictions. Let the market decide its use.	Keith Vaninwozon
38	Better roads and better sidewalks!	Laila Elgiar
39	Sports team in Richmond with Jeff Bezos	
40	Goal 15: 100% by 2035; Parking on Williamsburg impacted by proposed bike facility; build in green space into the bike lane --> add to strategies	Katie Neal
41	Are we recommending inclusionary zoning?; alternative modes such as light rail - do we have land for this?	