

Chairman McKay and Members of the Board of Supervisors

My name is Gail Nittle, President of the Springfield Civic Association, which represents approximately 2400 homes, and I'm here today to oppose the ZMOD proposal as it stands now.

Ask anyone "What's the single most important financial investment you will make in your lifetime?" The answer will undoubtedly be "Buying a home". If you follow up with, "How did you decide where to live?" The response will tell you how important neighborhoods are!

Where do YOU live? What was important to YOU to consider? The schools? The neighborhood? The way it looks? The crime rate?

People depend on the Board of Supervisors to protect their investment, to represent them as taxpayers and homeowners, to be transparent and honest in their proposals.

Do the ZMOD proposals protect the investment of homeowners?

Is it being transparent with the tax payers to lump changes to language with changes to zoning ordinances in a 600+ page document that demonstrates NO real ability to enforce the alleged safeguards to changes that are being proposed? How are the already over-burdened Code Compliance folks going to be able to respond to neighbors' complaints??

What is the benefit of removing the safeguard of the over 55/disability criteria already in place and apparently working well? Making the addition of an ALU by-right instead of by permit is opening Pandora's box to unmanageable and undesirable chaos.

So, the county wants more affordable housing? What's to say that an ALU will be affordable? What's to stop the owner from charging whatever the market will bear for rent?

Do we need more affordable housing – in ALL parts of Fairfax County? Is it to be one size fits all? Where I live in central Springfield, we ARE a community of entry level housing. There are also apartments and homes to rent for those who can't afford to buy a home. What are the other areas of Fairfax County - like Great Falls? Oakton? Clifton? Fairfax Station? - doing to make affordable housing available?

How will the predictable increase in density affect our already overcrowded schools? In my neighborhood, all the schools in the pyramid are Title 1. As YOU know, we're talking about poverty level. How do you think increased density is going to affect them?

Where are people who live in ALUs going to park? Who's going to enforce that requirement? Our streets were built for single family residences; they are not equipped to handle the greater numbers of cars that ALUs would guarantee!

Are our homeowners about to see their single-family residential neighborhoods transformed into a suburban version of the city? What's wrong with a single-family residential neighborhood? Do YOU live in one?

Are the homeowners now going to be silenced by the removal of the current requirement of public hearings? Are they even going to know that their neighbor is planning to put an ALU in their home? Not if they aren't notified, as they're required to be now!

Are most people in Fairfax County even aware of the ZMOD proposals? How HAVE the people who don't have access to the internet been notified and brought into the process? Or haven't they? THEY have a vested interest in these proposed changes!

Is it fair and necessary to make such life-altering decisions during a time when public hearings can't be held in person? Is it THAT pressing an issue? Is Fairfax County protecting homeowners' investment in established neighborhoods? Is it representing the taxpayers or some other interest? Is the county being transparent and honest?

Could this overwhelming volume of changes to terminology as well as changes to zoning regulations be better presented as separate issues? Why not explore these contentious and potentially destructive proposals to existing neighborhoods individually? If the County really does desire community input, IT WILL DO JUST THAT!

People don't expect or even want to live in Mayberry. Our neighborhood is one of the most diverse ethnically, economically and socially you could have. Folks love living here! Please don't make our neighborhoods a social experiment – especially one based on failed ideas and a faulty paradigm.

Thank you.