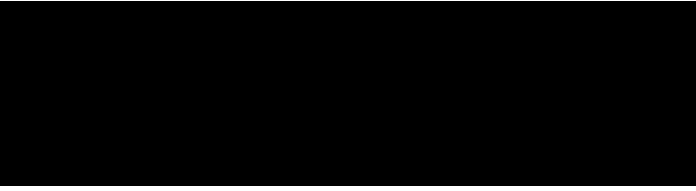


#11

COMPLETE



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Page 1

**Q1**

Contact information

Name	springfield John Nowadly
Email	[REDACTED]
Political Affiliation	Democrat
Website	johnforspringfield.com
Social media accounts	/JohnforSpringfield and @JohnNowadly

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**Q2**

Springfield

Which district are you running in?

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Page 2: Housing Production

**Q3**

Fairfax County is expected to add about 62,000 households by 2032 according to the County’s Comprehensive Plan, requiring at least that many homes for new and existing residents alike. Where in the county do you think density should be increased to accommodate the construction of new housing? Select all of the options that apply. If you don’t think density should be increased in Fairfax County, please select “I do not think density should be increased anywhere in Fairfax County.”

**New housing should be concentrated within a close distance of Metro stations, as identified by the County’s Comprehensive Plan.**

**New housing should be concentrated in one of the County’s “Suburban Centers” as designated by the Comprehensive Plan: Centreville, Dulles (Route 28 Corridor), Fairfax Center (the area around Fair Oaks and Government Center), Flint Hill (the area around Route 123 and I-66), Lorton, and Merrifield.**

**New housing should be built on the site of aging commercial properties, like shopping centers and office parks.**

**New housing should be built throughout existing residential neighborhoods in duplexes, triplexes, townhomes, and small apartment buildings.**

**Q4**

**Between 62,000 and 80,000**

How many additional units (including the aforementioned 62,000) do you think should be built here by 2032?

**Q5**

The Board of Supervisors has a variety of tools at its disposal to increase housing production, including land use changes, legislation, and budgeting. Please rank the following policies that would increase housing production in the order that you would request the relevant County agencies pursue them, if elected. If you would not request that County agencies pursue a specific policy, please select N/A. (This list is purposefully not inclusive of affordability policies, which are addressed in subsequent questions.)

- |  |          |
|--|----------|
| Incentivizing the conversion of older or vacant office buildings, shopping centers, etc. to residential properties     | <b>2</b> |
| Reducing parking requirements for new construction projects  | <b>4</b> |
| Legalizing and incentivizing housing above public facilities, such as libraries, recreation centers, and fire stations | <b>3</b> |
| Build and maintain housing for a mix of incomes  | <b>1</b> |

**Q6**

Where in your district do you think density should be increased to accommodate the construction of new housing? For reference, here's a map of all nine districts, as well as the

Springfield District has varying levels of housing density throughout. The more rural areas should be preserved due to their proximity to the Occoquan Watershed and five acre residential zoning. The higher density areas are in Fair Oaks , Greenbriar, and West Springfield. Additional development in these areas should be coupled with advancing our public transportation system, and including civic spaces featuring bike paths and sidewalks. We should view development in a comprehensive way to ensure residents can share a walkable community with green space.

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Page 3: Affordable Housing

**Q7**

I consider affordable housing to be (check all that, in your opinion, apply):

**Means-tested or income-restricted,  
Rent-controlled**

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**Q8**

I consider market-rate housing to be (check all that, in your opinion, apply):

**Not means-tested or income-restricted**

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**Q9**

The Affordable Dwelling Unit (ADU) program (not to be confused with “accessory dwelling units”) requires that a percentage of homes (either 6.25% or 12.5%) in a new residential development with at least 50 homes be set aside as affordable homes. The cost of doing so is paid by a project’s developer, who in turn is allowed to build a larger, denser project. Because the number of ADUs is tied to the number of total units, the larger a development is, the more ADUs will be built. Conversely, if the initial density proposed by a developer is reduced during the approvals process, rather than maintained or increased, fewer ADUs will be built. Supervisors are likely to hear from some constituents concerned by any given project’s potential impact—real or assumed—on traffic, parking, views, and property values and rents, and whether it fits the character of the neighborhood. If a development with ADUs came before you, what would you do, given the likelihood of at least some pushback?

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**I would encourage developers to maximize the height and density of the project.**

**Q10**

Yes

Fairfax County Public Schools spends an estimated \$214,565 of taxpayer dollars to educate a public school student from kindergarten through 12th grade (\$16,505 per pupil, per year). However, many children who grow up in Fairfax County cannot afford to live here as adults. Should it be a priority for the County to ensure that a child on whose education it has invested can afford to live here as an adult?

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Page 4: Affordable Housing

**Q11**

If you selected yes, which policies to make housing more affordable do you think the county should pursue? Select all that apply.

- Zoning for denser housing,**
  - Down payment or closing cost assistance,**
  - Higher Affordable Dwelling Unit (ADU) requirements,**
  - Increasing the County's affordable housing fund, aka the Housing Blueprint Fund**
  - ,**
  - Establishing a social housing authority that would build and maintain affordable housing**
  - ,**
  - Social housing**
- 

Page 5: Affordable Housing

**Q12**

How will you ensure that Fairfax County produces housing for residents who make between 50% AMI (\$49,850 for a household of one) and 80% AMI (\$79,760 for a household of one)?

I would expand the ADU rental program and require all new development to prioritize affordability and maximize the number of units. We should focus on affordable housing development as well as market-rate.

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**Q13**

How will you ensure that Fairfax County produces housing for residents who make between 80% AMI (\$79,760 for a household of one) and 120% AMI (\$119,640)?

I would make further investment in the WDU Homebuyer Program and expand the program to other parts of Fairfax County. We need to expand the supply of units to provide enough housing options at varying incomes.

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Page 6: Transportation

**Q14**

**Too many cars**

Do you think there are not enough cars, enough cars, or too many cars in Fairfax County?

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**Q15**

**Yes**

Fairfax County's Community-wide Energy and Climate Action Plan (CECAP) has a goal of increasing non-drive alone trips (transit, walking, bicycling, etc) to 30% of commutes by 2030. 88% of commuters drove to work alone in 2020, according to the American Community Survey. Do you agree that incenting residents and visitors to drive less should be an explicit policy goal of the County?

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Page 7: Transportation

**Q16**

Preventing drivers from killing and injuring people will require not just incentives for people to drive less and nudges to make them drive better. It will also require policies that actively reshape the County's transportation systems and its landscape to decrease single-occupancy vehicle trips, and to slow down the speed of those trips when people do make them. Please rank the following policies in the order that you would pursue them as a Supervisor. If you would not pursue a specific policy, please select N/A.

- |   |          |
|---|----------|
| Installing red light cameras in more locations  | <b>4</b> |
| Installing speed cameras in school crossing zones, as allowed in Virginia since 2020        | <b>1</b> |
| Reducing minimum parking requirements in new developments near transit                      | <b>5</b> |
| Implementing traffic calming and/or road diets on residential streets where allowed by VDOT | <b>3</b> |
| Building more housing and affordable housing in the County near transit and job centers     | <b>2</b> |
- 

**Q17**

The Community-wide Energy and Climate Action Plan (CECAP) goal to be carbon neutral by 2050 requires part of the reduction of its transportation emissions to come from residents turning existing single-occupancy vehicle trips into transit, walking, and biking trips. Please describe at least one trip you currently take by car (even if you, yourself, are not driving) that you can commit to taking on foot, by bus, by train, via a mobility device, or by bike instead.

I frequently drive to nearby restaurants to eat, when they are within walking distance. Especially if I'm ordering food to eat in the restaurant, walking is the better option.

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Page 8: Community Input

**Q18**

Fairfax County, like other area jurisdictions, has started to expand its toolbox of outreach methods in order to hear from a broader variety of community members, in addition to traditional outreach formats. The following is a list of potential sources of feedback for a hypothetical development proposal in your district coming before the Board. Rank how important each of these sources would be to your decision-making process. If this source would not be important to you, please select N/A.

Comments from residents at a Planning Department presentation to a civic association	4
Door-knocking in an apartment complex	3
Online survey of 500 residents	1
Pop-up event at a community festival	6
Booth at a farmer's market	5
Letters, emails, and calls from neighbors adjacent to the site	2

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