

Gloria Sitton

From: pdavies@dejazzd.com
Sent: Friday, January 22, 2021 12:55 PM
To: Gloria Sitton
Subject: [EXTERNAL]Comments for City Council Meeting 1/23 re Zoning Text Amendment # 2020-00007

Follow Up Flag: Follow up
Flag Status: Flagged

Council,

I write to support passage of Zoning Text Amendment #2020-00007 as submitted to Council by Zoning. Zoning Staff has established that ADUs will provide an easy path to some additional affordable housing with little to no negative community impact.

Limiting my comments to Staff's recommendations that have drawn the most public discussion, I think it is important to note that Staff found no evidence of increased crime, parking congestion or deterioration of community appearance in other cities that have adopted ADUs. The text amendment should be passed as recommended, without limitation or reservation on items such as parking and owner occupancy.

The push to limit ADUs to owner occupied residences is simply an effort to deter ADU conversions and limit affordable housing options. In its research of communities like Arlington, Staff found that the owner occupancy requirement limits the number of ADUs created, and that it is usually one of the first requirements to be dropped in ADU policy revisions. The requirement further complicates matters for military and other mobile families who may need to move from the area but wish to retain ownership of their homes with ADUs. Alexandria needs more affordable housing and landlords and property managers are uniquely skilled to help create, manage and maintain those additional units in existing residential properties. Cutting them out of the option to create legal, properly maintained affordable units will only serve to limit the total number of affordable units available. If Council wishes to pass text that truly assists in addressing the affordable housing crisis, you must not limit any opportunities to create units easily converted in existing residential structures.

I also agree with Staff's recommendation of not binding an off-street parking requirement to an ADU permit. Serviced by the new Potomac Yard and existing Eisenhower Ave., King St. and Braddock Road metro stations, ADUs are likely to be filled with individuals attracted to the area's mass transit accessibility. An off-street parking requirement will simply further limit the number of possible units created, or encourage creation of additional impervious surfaces and over paved yards, exacerbating already overwhelmed storm water systems.

If the true goal of Council is to help create additional affordable housing, adopting the text as recommend by Staff provides a well researched and balanced approach. They have developed a policy that addresses legitimate community concerns regarding ADU set backs, square footage and occupancy, while also making recommendations that do not severely restrict the number of possible ADU conversions. I thank Staff and Zoning for their efforts over the past year and fully support adoption of the text amendment.

Thank you for your consideration.

Peter Davies
Del Ray

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City of Alexandria, Virginia Commission on Aging



Division of Aging and Adult Services
Department of Community and Human Services
6101 Stevenson Avenue, Suite 200
Alexandria, Virginia 22304
703-746-5999
<http://alexandriava.gov/Aging>
daas@alexandriava.gov

January 19, 2021

Sent January 19, 2021 via email to City Clerk for Distribution to Addressees

The Honorable Mayor and Members of City Council
c/o Office of the City Clerk
301 King Street
Alexandria, VA 22314

Re: COA Letter of Support for final proposal on Accessory Dwelling Units serving older residents

Dear Mayor Wilson and Members of City Council,

At its January 14, 2021 meeting, the City of Alexandria Commission on Aging (COA) voted to support the final draft of text amendments on ADUs designed in part to serve older residents. These recommended amendments to the City's zoning ordinance are contained in the December 2020 staff report from the Department of Planning and Zoning and the Office of Housing, to the Planning Commission. Moreover, inasmuch as the Planning Commission has unanimously voted to approve the ADU amendments to the zoning ordinance and recommends that the City Council approve these changes, the COA also urges the City Council to adopt the staff recommendations for the allowance of ADUs in the city designed to serve/support in part older Alexandrians.

Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script that reads "Barbara (Babs) H. Waters".

Barbara (Babs) H. Waters
Chair, Commission on Aging

cc:
City Manager, Attn: Mr. Mark B. Jinks
Deputy City Manager: Ms Emily Baker
Deputy City Manager: Ms Debra Collins
City Attorney: Ms. Joanna Anderson
Director, Department of Planning & Zoning
Director, Office of Housing



City of Alexandria, Virginia Commission on Aging



Division of Aging and Adult Services
Department of Community and Human Services
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Barbara (Babs) H. Waters
Chair, Commission on Aging

cc:
City Manager, Attn: Mr. Mark B. Jinks
Deputy City Manager: Ms Emily Baker
Deputy City Manager: Ms Debra Collins
City Attorney: Ms. Joanna Anderson
Director, Department of Planning & Zoning
Director, Office of Housing

Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:20 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: mainzer@everyactionadvocacy.com <mainzer@everyactionadvocacy.com> on behalf of Lynne Mainzer <mainzer@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 2:01 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

Accessory dwelling units can offer less expensive housing options than renting or buying a single-family home because of their smaller size. They are great for an aging parent you are caring for, offer a home for your recent college graduate, or a young professional just starting their career. ADUs can also offer a stream of income for homeowners, including lower-income homeowners and retirees on fixed incomes.

I am in favor of the provisions being proposed that would allow ADUs citywide, not require off-street parking for the ADU in our transit-rich and walkable city, and reduce barriers to building and financing ADUs by not having an owner-occupancy requirement.

The proposed ADU policy is a step forward in establishing a strong program that will help provide more housing options in Alexandria.

Thank you for your time and consideration.

Sincerely,
Lynne Mainzer
708 Fitzhugh Way Alexandria, VA 22314-6209
mainzer@jhu.edu

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Sent: Thursday, January 21, 2021 3:20 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: kzmainzer@everyactionadvocacy.com <kzmainzer@everyactionadvocacy.com> on behalf of Kristen Mainzer <kzmainzer@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 1:52 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

Accessory dwelling units can offer less expensive housing options than renting or buying a single-family home because of their smaller size. They are great for an aging parent you are caring for, offer a home for your recent college graduate, or a young professional just starting their career. ADUs can also offer a stream of income for homeowners, including lower-income homeowners and retirees on fixed incomes.

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Thank you for your time and consideration.

Sincerely,
Kristen Mainzer
712 Hawkins Way Alexandria, VA 22314-6200
kzmainzer@hotmail.com

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:20 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: shira.loev@everyactionadvocacy.com <shira.loev@everyactionadvocacy.com> on behalf of Shira Eller <shira.loev@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 1:49 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

Accessory dwelling units can offer less expensive housing options than renting or buying a single-family home because of their smaller size. They are great for an aging parent you are caring for, offer a home for your recent college graduate, or a young professional just starting their career. ADUs can also offer a stream of income for homeowners, including lower-income homeowners and retirees on fixed incomes.

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Thank you for your time and consideration.

Sincerely,
Shira Eller
200 E Spring St Alexandria, VA 22301-2138
shira.loev@gmail.com

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:20 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: sorokinalena89@everyactionadvocacy.com <sorokinalena89@everyactionadvocacy.com> on behalf of ELENA SOROKINA <sorokinalena89@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 1:42 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

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Thank you for your time and consideration.

Sincerely,
ELENA SOROKINA
202 Skyhill Rd Alexandria, VA 22314-4968
sorokinalena89@gmail.com

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:20 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: alek.will@everyactionadvocacy.com <alek.will@everyactionadvocacy.com> on behalf of Alek Williams <alek.will@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 1:31 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

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Thank you for your time and consideration.

Sincerely,
Alek Williams
1201 Braddock Pl Apt 507 Alexandria, VA 22314-1671
alek.will@aol.com

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Gloria Sitton

From: Gloria Sitton
Sent: Thursday, January 21, 2021 3:14 PM
To: City Council
Subject: FW: Accessory Dwelling Units in Alexandria

Statement regarding ADUs. See message below.

Gloria Sitton
City Clerk and Clerk of Council
City of Alexandria, Virginia
703-746-4550 (office)
gloria.sitton@alexandriava.gov

From: PlanComm <PlanComm@alexandriava.gov>
Sent: Thursday, January 21, 2021 2:47 PM
To: Gloria Sitton <Gloria.Sitton@alexandriava.gov>
Subject: Fw: Accessory Dwelling Units in Alexandria

Hi Gloria,

Another public statement received regarding the ADU docket item scheduled to be considered by Council on 1/23.

Warmly,

Patrick Silva

Senior Planning Technician
City of Alexandria
Department of Planning and Zoning, Room 2100
301 King Street
Alexandria, VA 22314
Patrick.Silva@alexandriava.gov
(703) 746-3806

From: Hart, Christopher <chart@lockelord.com>
Sent: Thursday, January 21, 2021 2:44 PM
To: PlanComm <PlanComm@alexandriava.gov>
Subject: re: Accessory Dwelling Units in Alexandria

As long-time residents and home owners in Alexandria, we would like to make known our opposition to this policy unless it restricts such ADU's from short-term rentals (VRBO; AirBnB; etc.). In general, we believe that our City needs some strong general restrictions on ALL such short-term rentals, whether for principal residences or ADUs. We bought into our neighborhood over thirty years ago precisely because we valued the stability and relationships of having known, long-term neighbors (unlike our previous apartment communities where we lived as young adults). With two, young

boys with special needs, who occasionally “elope” to nearby neighbors’ yards, we are particularly worried about this issue and having potentially very transient, changing occupants mere feet away from our home.

Thank you, in advance, for taking this concern into account as you weigh whether to make this big change to the zoning code.

Chris and Cindy Hart
804 Circle Terrace

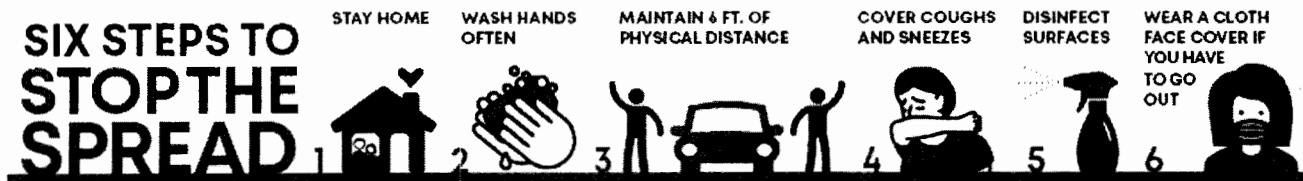


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Senior Planning Technician
City of Alexandria
Department of Planning and Zoning, Room 2100
301 King Street
Alexandria, VA 22314
Patrick.Silva@alexandriava.gov
(703) 746-3806

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804 Circle Terrace

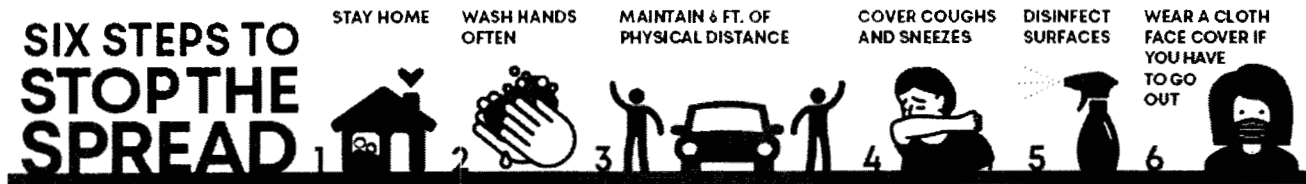


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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:21 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: kfischer01@everyactionadvocacy.com <kfischer01@everyactionadvocacy.com> on behalf of Kris Fischer <kfischer01@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 6:17 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

Accessory dwelling units can offer less expensive housing options than renting or buying a single-family home because of their smaller size. They are great for an aging parent you are caring for, offer a home for your recent college graduate, or a young professional just starting their career. ADUs can also offer a stream of income for homeowners, including lower-income homeowners and retirees on fixed incomes.

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The proposed ADU policy is a step forward in establishing a strong program that will help provide more housing options in Alexandria.

Thank you for your time and consideration.

Sincerely,
Kris Fischer
515 N Columbus St # 2 Alexandria, VA 22314-2215
kfischer01@gmail.com

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:21 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I Support ADUs in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: catherine.patterson@everyactionadvocacy.com <catherine.patterson@everyactionadvocacy.com> on behalf of Catherine Patterson <catherine.patterson@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 6:11 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I Support ADUs in Alexandria

Dear Mayor Justin M. Wilson,

You've likely received many messages like this, so thank you for reading this brief one.

I am a homeowner who lives in Rosemont, and I strongly support ADUs. We desperately need more affordable housing in this area. There may be downsides to allowing ADUs, but the benefits for the community-at-large far outweigh those downsides.

Thank you for the work you do.

Sincerely,
Catherine Patterson
25 E Oak St Alexandria, VA 22301-2207
catherine.patterson@gmail.com

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Gloria Sitton

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Sent: Thursday, January 21, 2021 3:21 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: allen.irwin@everyactionadvocacy.com <allen.irwin@everyactionadvocacy.com> on behalf of Allen Irwin <allen.irwin@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 6:00 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

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Thank you for your time and consideration.

Sincerely,
Allen Irwin
1023 Vernon St Alexandria, VA 22314-1349
allen.irwin@gmail.com

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:21 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]ADUs

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Andy Kunz <akunz@ushsr.com>
Sent: Tuesday, January 19, 2021 3:21 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]ADUs

Justin,

I'm writing to tell you the ADUs is a very good idea for the city, and one of the best ways to get a lot of affordable housing in place, and it makes the community more income diverse by providing a lot more units for lower income people, who for the most part are excluded from Old Town.

A few suggestions I would have from an urban design standpoint to make these successful are as follows:

1. make the ADUs blend in with both scale and architecture style with surrounding buildings (they should have to go through the same review process, including historic preservation guidelines). Require quality architecture with similar details as main house.
2. don't allow windows on any side of the ADU abutting and facing directly into a neighboring property (preserving privacy).
3. allow ADUs with no parking as most who rent these won't have a car anyway
4. you need a guide on max size (footprint, and height) of ADU based on size of yard, maintaining ample open space

Andy

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To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: elizabethaott@everyactionadvocacy.com <elizabethaott@everyactionadvocacy.com> on behalf of Elizabeth Ott <elizabethaott@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 2:52 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

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Thank you for your time and consideration.

Sincerely,
Elizabeth Ott
1105 N Pitt St Alexandria, VA 22314-1429
elizabethaott@gmail.com

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:21 PM
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Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria to the maximum extent recommended.

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: pdmuse1950@everyactionadvocacy.com <pdmuse1950@everyactionadvocacy.com> on behalf of Philip Muse <pdmuse1950@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 2:35 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria to the maximum extent recommended.

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

Especially for me as the owner of an end-of-row townhouse with a lot twice the size of mid-row lots, an ADU would take advantage of the lot size and openness and give my recent high school grad and current health care student an option for affordable, independent housing that could allow her to remain in Alexandria and pursue local health care work opportunities.

An ADU could benefit me and the community in other ways as well, e.g., elder care, supplemental income, and promoting the city tax base.

I am in favor of the provisions being proposed that would allow ADUs citywide, not require off-street parking for the ADU in our transit-rich and walkable city, and reduce barriers to building and financing ADUs by not having an owner-occupancy requirement.

The proposed ADU policy is a step forward in establishing a strong program that will help provide more housing options in Alexandria.

Thank you for your time and consideration.

Sincerely,
Philip Muse
635 S Henry St Alexandria, VA 22314-3921
pdmuse1950@gmail.com

Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:21 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I STRONGLY support accessory dwellings (ADUs) in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: krbrady1919@everyactionadvocacy.com <krbrady1919@everyactionadvocacy.com> on behalf of Kevin Brady <krbrady1919@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 2:07 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I STRONGLY support accessory dwellings (ADUs) in Alexandria

Dear Mayor Justin M. Wilson,

Hi there,

I'm writing to express my strong support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

Accessory dwelling units can offer less expensive housing options than renting or buying a single-family home because of their smaller size. They are great for an aging parent you are caring for, offer a home for your recent college graduate, or a young professional just starting their career. ADUs can also offer a stream of income for homeowners, including lower-income homeowners and retirees on fixed incomes.

I am in favor of the provisions being proposed that would allow ADUs citywide, not require off-street parking for the ADU in our transit-rich and walkable city, and reduce barriers to building and financing ADUs by not having an owner-occupancy requirement.

The proposed ADU policy is a step forward in establishing a strong program that will help provide more housing options in Alexandria. And ultimately, it's a way for those of us who are more economically privileged (I fall in this category) to "walk" and not just talk re: affordable housing in our city.

Again, I hope very much that y'all will follow the Planning Commission's 7-0 approval with your own, as ADUs would make at least a slight dent in our affordable housing crisis.

Sincerely,
Kevin Brady
10 E Bellefonte Ave Alexandria, VA 22301-1433
krbrady1919@gmail.com

I am speaking today to express my strong support, as a homeowner in Del Ray, for the proposed Accessory Dwelling Unit amendment, and I urge the Council to approve it.

Accessory dwelling units can offer less expensive housing options than renting or buying a single-family home because of their smaller size. They are a practical low-cost solution for seniors, recent college grads, and other folks who otherwise might be priced out of living in our beautiful city. ADUs can also offer a stream of income for homeowners in what is obviously still a very tough time economically for many across Alexandria.

I'm in favor of the provisions being proposed that would allow ADUs citywide, not require off-street parking for the ADU in our transit-rich and walkable city, and with no owner-occupant requirement.

Lastly, this is just a step in the right direction for providing more affordable housing in the city as the presence of Amazon HQ2 and a rapidly gentrifying area will only exacerbate our current affordability crisis.

Thank you for your time.

Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:22 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I DON'T support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: mario2cristina@everyactionadvocacy.com <mario2cristina@everyactionadvocacy.com> on behalf of Cristina Farias-Gomez <mario2cristina@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 8:19 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I DON'T support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express that I don't support the proposed Accessory Dwelling Unit amendment and urge you to NOT approve it.

Accessory dwelling units are NOT a good option for the many neighborhoods in our city.

I am NOT in favor of the provisions being proposed that would allow ADUs citywide, we already have enough parking issues with the city affordable housing parking or the lack of parking for their tenants and this will only create more!!!

Thank you for your time and consideration.

Sincerely,
Cristina Farias-Gomez
5115 Echols Ave Alexandria, VA 22311-1207
mario2cristina@me.com

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:22 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I DO NOT SUPPORT accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: gordonmspeed@everyactionadvocacy.com <gordonmspeed@everyactionadvocacy.com> on behalf of Gordon Speed <gordonmspeed@everyactionadvocacy.com>
Sent: Tuesday, January 19, 2021 6:41 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I DO NOT SUPPORT accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

The proposed ADU policy is a step in the wrong direction establishing non-tenant landlords and destroying our neighborhoods in Alexandria.

Thank you for your time and consideration.

Sincerely,
Gordon Speed
1212 W Braddock Rd Alexandria, VA 22302-2702
gordonmspeed@aol.com

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:23 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]In support of ADUs in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: martalynne14@everyactionadvocacy.com <martalynne14@everyactionadvocacy.com> on behalf of Marta Schantz <martalynne14@everyactionadvocacy.com>
Sent: Wednesday, January 20, 2021 10:50 AM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]In support of ADUs in Alexandria

Dear Mayor Justin M. Wilson,

Hi City Council,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

Not only is our region facing a housing crisis, it is also facing an affordability crisis. ADUs are wonderfully poised to address both of those issues while benefitting our community. More lower-income residents can stay in our city, and homeowners benefit from the additional income. ADUs are a wonderfully equitable solution for our city.

I am in favor of the provisions being proposed that would allow ADUs citywide, not require off-street parking for the ADU in our transit-rich and walkable city, and reduce barriers to building and financing ADUs by not having an owner-occupancy requirement.

The proposed ADU policy is a step forward in establishing a strong program that will help provide more housing options in Alexandria.

Cities across the country like Chicago

(<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.chicago.gov%2Fcontent%2Fdam%2Fcity%2Fdepts%2Fmayor%2Fpress%2520Room%2Fpress%2520Releases%2F2020%2FDecember%2FApprovesAdditionalDwellingUnit.pdf&data=04%7C01%7Cjustin.wilson%40alexandriava.gov%7C5d4683d9514d44eaf6d208d8bd5b1abf%7Cfeaa9b3143754aeeadccc76ad32a890b%7C0%7C0%7C637467546282757294%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IklhaWwWLCJXVCi6Mn0%3D%7C3000&data=1OVCmvmcGr216nRMMHU1Qh2JPzoi7EsrWrcioIEiZQw%3D&reserved=0>) are passing ADU ordinances and I would be proud of Alexandria for doing so as well.

Thank you!

Sincerely,
Marta Schantz
6 E Chapman St Alexandria, VA 22301-2202
martalynne14@gmail.com

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:23 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: rebecca.loesberg@everyactionadvocacy.com <rebecca.loesberg@everyactionadvocacy.com> on behalf of Rebecca Loesberg <rebecca.loesberg@everyactionadvocacy.com>
Sent: Wednesday, January 20, 2021 11:00 AM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

As I expressed at the Planning Commission meeting this month, I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

Accessory dwelling units can offer less expensive housing options than renting or buying a single-family home because of their smaller size. They are great for an aging parent you are caring for, offer a home for your recent college graduate, or a young professional just starting their career. ADUs can also offer a stream of income for homeowners, including lower-income homeowners and retirees on fixed incomes.

I am in favor of the provisions being proposed that would allow ADUs citywide, not require off-street parking for the ADU in our transit-rich and walkable city, and reduce barriers to building and financing ADUs by not having an owner-occupancy requirement.

The proposed ADU policy is a step forward in establishing a strong program that will help provide more housing options in Alexandria.

Thank you for your time and consideration.

Sincerely,
Rebecca Loesberg
1513 Crestwood Dr Alexandria, VA 22302-2303
rebecca.loesberg@gmail.com

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:23 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: jiwhitlock07@everyactionadvocacy.com <jiwhitlock07@everyactionadvocacy.com> on behalf of Jennifer Whitlock <jiwhitlock07@everyactionadvocacy.com>
Sent: Wednesday, January 20, 2021 1:01 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

Accessory dwelling units can offer less expensive housing options than renting or buying a single-family home because of their smaller size. They are great for an aging parent you are caring for, offer a home for your recent college graduate, or a young professional just starting their career. ADUs can also offer a stream of income for homeowners, including lower-income homeowners and retirees on fixed incomes.

I am in favor of the provisions being proposed that would allow ADUs citywide, not require off-street parking for the ADU in our transit-rich and walkable city, and reduce barriers to building and financing ADUs by not having an owner-occupancy requirement.

The proposed ADU policy is a step forward in establishing a strong program that will help provide more housing options in Alexandria.

Thank you for your time and consideration.

Sincerely,
Jennifer Whitlock
3803 Charles Ave Alexandria, VA 22305-2052
jiwhitlock07@gmail.com

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:23 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I oppose ADUs

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: govsluv@everyactionadvocacy.com <govsluv@everyactionadvocacy.com> on behalf of Clarence Burke
<govsluv@everyactionadvocacy.com>
Sent: Wednesday, January 20, 2021 3:29 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I oppose ADUs

Dear Mayor Justin M. Wilson,

I do not support ADUs in any case. I favor green space and less density.

Sincerely,
Clarence Burke
711 N Overlook Dr Alexandria, VA 22305-1223
govsluv@aol.com

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 3:23 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]Reject Owner Occupancy Requirements for ADUs

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Paul Zurawski <paulzurawski@hotmail.com>
Sent: Wednesday, January 20, 2021 11:53 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]Reject Owner Occupancy Requirements for ADUs

Mayor Wilson,

I am a member of the Alexandria Housing Affordability Advisory Committee (AHAAC) and this letter expresses my personal position and not the opinions of others on the committee. I write to encourage you to reject any owner occupancy requirement for Accessory Dwelling Units (ADUs) in Alexandria for the following reasons:

- **Owner Occupancy Requirements for ADUs are Arbitrary:** During the deliberations in AHAAC, arguments were made that owner occupancy would provide greater access to the owner in case of issues at the property. However, to my knowledge, property owners who rent single family homes or condominiums are not required to live on site, duplex owners are not required to live in one dwelling if they own the other and equity owners in multifamily properties are not required to live on site. No good argument was made as to why ADUs should include uniquely restrictive covenants that are not applied to any other property type, individual owner or ownership structure.
- **Owner Occupancy Requirements Have Been Adjudicated as Arbitrary:** In City of Wilmington vs. Hill the North Carolina Court of Appeals ruled that an owner occupancy requirement impermissibly restricts how an owner may use the property (e.g. cities may choose whether to allow ADUs via zoning laws, but cannot restrict who may reside in them once they are allowed).
- **Low and Moderate Income Families Could Not Finance an ADU:** If an owner-occupancy requirement is included, financial institutions would have no plausible way to account for the value of an ADU if current owners had a change in life circumstance and needed to rent the units for financial reasons, making financing nearly impossible. This would mean that the only high net worth homeowners who had direct access to the resources required to design and build an ADU could construct one.
- **Owner Occupancy Restricts a Restricted Market:** Even those in favor of such a requirement admit that the city will not be overrun with ADU development, yet they argue for additional restrictions. If the policy is shown to be counterproductive with the currently proposed restrictions, more regulations can be added in the future. As neighboring jurisdictions found, even mild restrictions significantly

hampered ADU development. There is no reason to make the same mistake at the outset in Alexandria.

- **Taxation Challenges:** Valuing a property based on imputed rental income is a plausible assessing tool -- - so would all ADUs be assumed to be occupied for taxation purposes? Would a new homeowner of an ADU be required to remove the ADU if they did not wish to rent it (to avoid being taxed)?
- **Racial Equity:** Black median household net worth is \$24,000. The estimated cost to develop an ADU is \$75-150,000. This means that for 21% of the population, they would need 300-600% of their demographic group's median net worth -- and be willing to risk it all while maintaining ownership of the primary residence --- to develop an ADU. More importantly, they would not be able to recoup this cost via rental unless they had the financial capacity to continue to reside in the primary residence in perpetuity. During our AHAAC discussions, we discussed providing financing assistance to build ADUs and that idea was rejected. This policy combination will ensure that only affluent residents with access to capital can construct ADUs, which will further exacerbate the wealth and opportunity disparities in the city.

I urge you to reject any owner occupancy requirement for ADUs for the reasons above.

Respectfully,

Paul Zurawski

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Gloria Sitton

From: Justin Wilson
Sent: Thursday, January 21, 2021 11:27 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: abvandervliet@everyactionadvocacy.com <abvandervliet@everyactionadvocacy.com> on behalf of Amy Vander Vliet <abvandervliet@everyactionadvocacy.com>
Sent: Thursday, January 21, 2021 11:07 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

Accessory dwelling units can offer less expensive housing options than renting or buying a single-family home because of their smaller size. They are great for an aging parent you are caring for, offer a home for your recent college graduate, or a young professional just starting their career. ADUs can also offer a stream of income for homeowners, including lower-income homeowners and retirees on fixed incomes.

I am in favor of the provisions being proposed that would allow ADUs citywide, not require off-street parking for the ADU in our transit-rich and walkable city, and reduce barriers to building and financing ADUs by not having an owner-occupancy requirement. I believe that any increased density that results from the proposed policy will not create any significant corollary loss in neighborhood character. In fact, the walkable density of the city is one of the things that first drew me to Alexandria and was a crucial element in my decision to purchase a home within the city.

The proposed ADU policy is a step forward in establishing a strong program that will help provide more housing options in Alexandria.

Thank you for your time and consideration.

Sincerely,
Amy Vander Vliet
535 Duncan Ave Alexandria, VA 22301-1255
abvandervliet@gmail.com

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Gloria Sitton

From: Sam Shelby
Sent: Friday, January 22, 2021 1:52 PM
To: Gloria Sitton
Subject: FW: [EXTERNAL]Question about ADU discussion at tomorrow's Planning Commission mtg.

Good afternoon Gloria,

Another statement for docket item #6 for tomorrow's hearing.

Sam Shelby
Urban Planner
Planning & Zoning
City of Alexandria
703-828-8979 (mobile)
703-746-3865

From: Amy Goyer <amy@amygoer.com>
Sent: Friday, January 22, 2021 1:50 PM
To: Sam Shelby <sam.shelby@alexandriava.gov>
Subject: [EXTERNAL]Question about ADU discussion at tomorrow's Planning Commission mtg.

Hi Sam,

I saw your name on this page <https://www.alexandriava.gov/planning/info/default.aspx?id=113872>, and I wanted to email staff or Planning Commission to put my support in for the ADU recommendations. The hyperlinks on the page aren't working, so I wanted to let you know that (perhaps it's just my computer but I don't think so).

I want to support the ADUs from two perspectives - first professionally I am a family caregiving expert and ADUs are a vital way for families to care for their aging loved ones at home. As baby boomers are aging there will be more and more people needing care and senior communities, assisted living and nursing homes aren't always an option or the best choice. I've seen ADUs be successful from this standpoint across the nation. So I heartily support!

Second, as an Alexandria resident I want to support the options for affordable housing and increasing the options for people with lower incomes to live here. I have lived in Del Ray for the past 27 yrs. and seen the neighborhood grow and thrive. But unfortunately many are priced out of it. I have nieces and nephews who would love to live here but can't find affordable options. Multigenerational neighborhoods are a positive environment for many reasons, so more options for young people and older people with lower incomes to live here would be wonderful. ADUs would make more housing available. We are currently renovating a house in Del Ray and would love to add an ADU to our property in the future.

We are in favor!

Please let me know if it would be useful to pass these comments on to Planning Commission members!

Take care,
Amy Goyer

Amy Goyer, Author, Speaker, Consultant

AARP's Family & Caregiving Expert

amygoyer.com and aarp.org/amygoyer

amy@amygoyer.com 202/746-0550



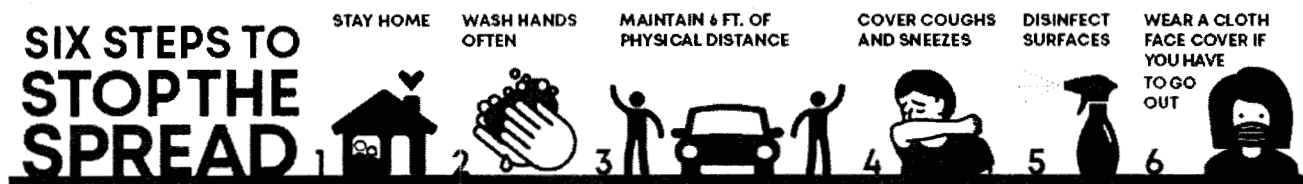
Author, *Juggling Life, Work and Caregiving*

Join me in the [FACEBOOK AARP FAMILY CAREGIVERS DISCUSSION GROUP](#)

Watch my latest [Today Show appearance](#)

Connect on [Twitter](#), [Facebook](#), [Youtube](#), [Instagram](#), [LinkedIn](#); [AARP's Family & Caregiving Expert](#)

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Gloria Sitton

From: Justin Wilson
Sent: Friday, January 22, 2021 2:04 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: uphillslide@everyactionadvocacy.com <uphillslide@everyactionadvocacy.com> on behalf of Justin Stone <uphillslide@everyactionadvocacy.com>
Sent: Friday, January 22, 2021 1:40 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

ADUs can make our city and it's land use more personalized, more affordable, and more accessible to homeowners, renters, and friends and family alike.

Accessory dwelling units can offer less expensive housing options than renting or buying a single-family home because of their smaller size. They are great for an aging parent you are caring for, offer a home for your recent college graduate, or a young professional just starting their career. ADUs can also offer a stream of income for homeowners, including lower-income homeowners and retirees on fixed incomes.

I am in favor of the provisions being proposed that would allow ADUs citywide, not require off-street parking for the ADU in our transit-rich and walkable city, and reduce barriers to building and financing ADUs by not having an owner-occupancy requirement.

The proposed ADU policy is a step forward in establishing a strong program that will help provide more housing options in Alexandria.

Thank you for your time and consideration.

Sincerely,
Justin Stone
100 E Linden St Alexandria, VA 22301-2222
uphillslide@gmail.com

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MARK S. ABRAHAM
2414 DAVIS AVENUE
ALEXANDRIA, VIRGINIA 22302

January 22, 2021

VIA EMAIL

Honorable Mayor and Members of City Council
Alexandria City Council

Re: Docket File # 21-0620 – Text Amendment for Accessory Dwelling Units (ADUs)

To the Mayor and Members of City Council:

I am writing to support the recommendation of the City's staff and Planning Commission with respect to ADUs. I would like to address, however, an issue that may arise during your considerations, specifically, the deletion from earlier draft recommendations of an owner occupancy requirement.

I believe staff and the Planning Commission were correct in eliminating the owner occupancy requirement for ADU eligibility. As you will undoubtedly hear during your considerations, owner occupancy requirements are problematic for a variety of reasons, including issues associated with enforcement and mortgage financing.

I scoured the thorough reports and the many supplemental materials provided by staff, together with additional secondary materials. The only basis I found in any of those materials for including an owner occupancy requirement for ADU eligibility is to avoid possible developer speculation, which would drive up prices, or the need for the owner to live on-site to properly maintain and manage the property. These objections are made with a broad brush and are unfair. If the Council believes an owner occupancy component should be required, I ask that you consider making exceptions to the policy (e.g. grandfather in owners who held title when the City announced the ADU effort).

Since 1979, my wife and I have owned a two-unit house with a detached garage in Del Ray. It should be a prime candidate for an ADU. We have always enjoyed long-term tenants in the property, but we have never lived there. Over our many years of ownership, my mother-in-law and each of our two children and their spouses (and a grandchild) have lived in one of the two units.

In the mid-nineties, we gutted the house and remodeled the interior of both units, added new siding and a new roof. At that time, we wanted to make improvements to the garage to increase its use, but then and since we have not been able to justify the cost. Right now, however, with favorable interest rates, we believe we would be able to pull enough equity out of the property to restore the garage, cover the ADU and allow a couple of

other improvements to the property, all without having an adverse impact on the rents on the existing units.

I am approaching retirement and my wife and I have talked seriously about selling our family home here in Alexandria and living in the Del Ray property, to take advantage of Del Ray's walking conveniences. Due to some pandemic created uncertainties and blessed by having many family members around, we may need to hang onto our larger home for a while, and I am not quite ready to retire. Regardless, we do not believe these personal considerations of where we live and when we retire should factor into our eligibility for an ADU.

Sorry for the length of this discussion while trying to show the broad brush that such a requirement could cover. Clearly, we are not speculators and with always enjoying long-term tenants, we obviously care about our property and tenants.

Please do not add back an owner occupancy requirement and accept the recommendation and hard work of City staff, the Planning Commission and the City's consultant.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mark S. Abraham', with a stylized, flowing script.

Mark S. Abraham

Gloria Sitton

From: Jay Still <jxonar@gmail.com>
Sent: Friday, January 22, 2021 6:51 PM
To: Gloria Sitton
Subject: [EXTERNAL]City Council Meeting 1/23 - ADU Policy

Ms. Sitton and Members of the City Council,

I am writing to you today to oppose the adoption of the proposed Accessory Dwelling Unit (ADU) policy, which will be discussed at tomorrow's City Council Meeting.

While ADUs are promoted as a means for more affordable housing, the experience in other cities has been that these units are much more likely to be used as short-term rentals by Airbnb and other such vacation rental companies. The city has placed no restrictions on the use of ADUs as vacation rentals, nor has the city attempted to discuss or place any income restrictions on ADUs in order to ensure that the rental price would place them in the category of affordable housing. In many cities, such as nearby Washington, D.C., ADU growth has also been very slow, only modestly increasing housing stock overall, let alone actual affordable housing stock. While the creation of affordable housing is an important, necessary goal that I support, ADUs appear to be a poor way to do this, as the experiences of other cities show.

Additionally, city staff has removed several conditions that would have provided homeowners more protection if neighbors decide to put in an ADU. For instance, in the current staff recommendation, there is no requirement for owner occupancy in either home on the property containing an ADU. This condition was part of the staff's original recommendation, but over the Christmas holiday, it was removed with no opportunity for the public to comment. An owner-occupancy provision would be an important safeguard for nearby property owners to prevent an ADU being built with no responsible party in either the main house or the ADU. While the city argues that owner-occupancy is not required with all other rental properties in the city, those properties are not normally built one foot from the property line and are not typically used as vacation rentals, as will be allowed with ADUs.

As was the case with the Seminary Road diet and other issues, outside regional organizations promoting their agendas have sent out messages to their large mailing lists asking their members to contact City Council and urge them to vote for the adoption of the ADU ordinance as currently written. As sitting members of the City Council, I urge you to ignore petitions sent by these organizations, as there is often no way to tell that the person emailing in is actually from Alexandria, or just looked an address up online in order to email in supporting the proposal from afar.

In summary, I believe that the ADU proposal, especially with recent revisions by staff sans public comment, will have unintended consequences and will not meaningfully contribute to solving Alexandria's affordable housing problem. I urge you to vote against this proposal.

Sincerely,

Jay Still
Alexandria, VA



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Gloria Sitton

From: Justin Wilson
Sent: Friday, January 22, 2021 10:17 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]'NO' to ADUs on Saturday, Jan. 23 and forward!

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Karen Biehn <kbiehn888@yahoo.com>
Sent: Friday, January 22, 2021 8:38 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Cc: Elizabeth Bennett-Parker <elizabeth.bennettparker@alexandriava.gov>; Amy Jackson <Amy.Jackson@alexandriava.gov>; John Chapman <john.taylor.chapman@alexandriava.gov>; Mo Seifeldein <Mo.Seifeldein@alexandriava.gov>; Canek Aguirre <Canek.Aguirre@alexandriava.gov>; Del Pepper <Del.Pepper@alexandriava.gov>
Subject: [EXTERNAL]'NO' to ADUs on Saturday, Jan. 23 and forward!

To All,

I am writing to urge the Council to vote **NO** to the ADU ordinance and express my **extreme objections**. I will make this brief given your vote is tomorrow.

Reasons, not necessarily in order of importance:

1. It sounds like **Covid** will be with us for a very long time. We do **NOT** need more people in closer proximity!
2. Already **insufficient space** in Alexandria, especially the West End. Some yards are 'crowded' with just a storage shed. We can **NOT** accommodate additional housing. These are houses from the 60s - NOT vast properties with room for ADUs. The areas of the City with those sizable yards would most likely not be the applicants for these permits. If they were, it would be for personal use. Whereas the rest of the City, which would likely be the applicants, it would most likely be done for income-generation for landlords who don't reside with the adu.

Quality of life should trump income for landlords.

2. **Insufficient setback**. I could write a paragraph on just this.

3. **No notification to neighbors** so they might object. No provision for neighbors to have input to the decision process, **nor appeal**, since applications would be automatically approved - and could NOT be rejected - as long as they meet specs.

4. **Pre-existing, serious parking problems** in the area. This is due to **current overcrowding** in houses **in violation of existing law**. I believe this is due to the high cost of living in Alexandria. These houses are rentals, to the best of my knowledge, and landlords would jump at the chance to increase their rental income potential.

Some houses, which are only 2 bedrooms have 5 or 6 cars - already. (Take a ride - if you can on Jasper Pl.) Instead of a friendly, cohesive neighborhood, this results in fights, anger, animosity, etc. when people don't do the 'considerate thing' and park their 'excess' vehicles elsewhere, say down the street. Instead, they do what's convenient for them, which is constantly in front of neighbors' houses. It shouldn't be a matter of whomever arrives home first gets the prime spot.

I realize it's public property, but I'm betting few of you have to park down the street and walk to your home. **Ask yourselves, would this proposal be before the Council if you had to walk 5 minutes to reach your front door every morning and evening?**

5. The potential for these adus to be used for **short-term rentals** is detrimental.

Alexandria has lost much of it's charm as it's evolved into an imitation of Orange County, CA, where they build on a postage stamp. That is what adus will do to Alexandria! In my opinion, Council has approved too many conversions of previously zoned business property to build more and more housing. I realize it increases the tax base, but money should NEVER be the main goal. Quality of life should. And, that **quality of life should be for all - NOT just the wealthy**, who most likely won't be the least bit affected by this ordinance; unless it's in the form of an increase in their bank account.

We already have way too many people, too few roads, too little open space.

I could list additional reasons, but for the sake of brevity, I'll stop there.

Thank you for taking the time to read my opinion. I pray you vote NO. I miss the Alexandria which attracted me in the first place. It certainly was NOT the current Alexandria, where a dead body was found behind my house this morning!

Karen Biehn
226 S Jenkins St.

----- Forwarded Message -----

From: Erin Winograd <erin@winograd.us>

To: WTCA <wakefield-tarleton-civic-association-wtca@googlegroups.com>

Sent: Thursday, January 21, 2021, 8:42:45 PM EST

Subject: [WTCA] URGENT -- Council Vote This Saturday, Jan. 23, on ADUs

All,

City Council will vote this Saturday on the proposed accessory dwelling unit (ADU) ordinance. The Coalition for Smarter Growth (CSG), which is based in D.C. and promotes densification in the National Capital Region, asked its members, regardless of where they live, to voice their support for the ordinance to our City Council. It is my understanding that Council has received quite a few pro-ADU emails from CSG members. Based on prior experience, the mayor and certain members of Council will allow these non-resident opinions to shape and justify their votes.

I encourage everyone to look at the proposed ordinance and provide your opinion to Council. I have participated in multiple Planning & Zoning briefings, and watched the recent Planning Commission hearing on ADUs. Here are key points about the ordinance as currently written.

- **Permitting.** ADUs will be a **by-right** use of residential property that requires an administrative permit only. This means that neighboring property owners **cannot** object to an ADU and city staff **cannot** deny an ADU permit, provided the proposed unit complies with ordinance criteria. When presented to the Planning Commission, the ordinance also did not mandate that neighbors be notified an ADU permit had been requested or provided.
- **Type of Structure.** An ADU may be carved out of an existing home (basement, attic), constructed as an addition to an existing home, or built as **an entirely separate dwelling** in a backyard. Lots zoned for single-family, duplex, townhouse and two-family homes may add an ADU.
- **Height.** An ADU may be up to **20 feet tall (two stories)** so long as it does not exceed the height of the primary dwelling.
- **Footprint.** For a detached ADU, on lots of less than 2,500 square feet, the footprint may be 350 square feet or one-third of the primary dwelling's total square footage, whichever is greater. On lots of more than 2,500 square feet, the footprint may be 500 square feet or one-third of the primary dwelling's total square footage,

whichever is greater. (Keep in mind that the ADU may be two stories, which would translate to a total minimum size of 700 square feet or 1,000 square feet.)

- Side & Rear Property Line Proximity (Setback). If the wall facing the property line does not have a window, **the minimum required setback is 1 foot**. If the wall facing the property line has a window, **the minimum required setback is 3 feet**. (A setback is the distance between the property line and the structure, and includes eaves and dormers.)
- Occupancy. Up to **three people may live in an ADU**. They do not have to be related. Additionally, the property's owner does not have to reside there; he/she may rent both the primary dwelling and the ADU. (Other jurisdictions in Virginia and across the country require the owner to live in either the primary dwelling or the ADU.)
- Parking. Off-street parking is **not required**. Also, the property owner may not turn water-permeable surface (grass, garden beds) into paved parking spots.
- Renting. An ADU **may** be used as a **short-term (e.g., Airbnb, VRBO, HomeAway)** or a long-term rental.

ADUs are a means of increasing density. They often are also promoted as a way to create intergenerational homes ("granny flats," a separate space for adult children) and to allow seniors to age in place (a caregiver lives in the ADU). Some people assert that ADUs add to the "affordable" housing stock; however, certain studies indicate that is not the case (see <https://www.mdpi.com/2413-8851/2/3/89>, ADUs: California's Faustian Bargain). City staff recently modified their claims in this regard and now state only that ADUs may create housing that is cheaper than the new, primarily luxury, buildings going up all over Alexandria because ADUs will not include the amenities of larger developments.

(Note: "Affordable" refers to subsidized or rent-controlled units available only to those at or below a certain income threshold. In Alexandria, that threshold typically is 60% of the area median income. In 2019, that metric translated to \$51,000 for an individual, \$58,260 for two people and \$65,520 for three people.)

In promoting this ordinance, staff have circulated documents with photos of cute tiny houses and stylish garages with an apartment above. Interestingly, a member of the Planning Commission with an architecture background noted that the ordinance would permit, and perhaps encourage, the construction of two-story, flat-roofed boxes with solid walls one foot from the neighboring property. Even with a pitched roof, a two-story structure three feet or less from the property line likely would negatively affect the neighboring property's value and the resident's quality of life.

If any of the ordinance's provisions concern you, I urge you to contact Council immediately. As the taxpaying residents of Alexandria, our opinions and the impacts to our quality of life and property values should drive Council decisions. Email addresses are below.

Sincerely,
Erin

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Gloria Sitton

From: Justin Wilson
Sent: Friday, January 22, 2021 11:07 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]I support accessory dwellings in Alexandria

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: james sneeringer@everyactionadvocacy.com <james sneeringer@everyactionadvocacy.com> on behalf of James Sneeringer <james sneeringer@everyactionadvocacy.com>
Sent: Friday, January 22, 2021 6:42 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]I support accessory dwellings in Alexandria

Dear Mayor Justin M. Wilson,

I write to express my support for the proposed Accessory Dwelling Unit amendment and urge you to approve it.

I am in favor of the provisions being proposed that would allow ADUs citywide, not require off-street parking for the ADU, and reduce barriers to building and financing ADUs by not having an owner-occupancy requirement.

Thank you,

Sincerely,
James Sneeringer
305 E Del Ray Ave Alexandria, VA 22301-1233
james sneeringer@gmail.com

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Gloria Sitton

From: Justin Wilson
Sent: Friday, January 22, 2021 11:27 PM
To: Gloria Sitton
Subject: Fw: [EXTERNAL]Support for ADU ordinance

FYI

Justin M. Wilson, Mayor
Alexandria City Council
Office: 703.746.4500
Home: 703.299.1576
justin.wilson@alexandriava.gov

From: Emma Wallace <emma.e.wallace@gmail.com>
Sent: Friday, January 22, 2021 7:57 PM
To: Justin Wilson <justin.wilson@alexandriava.gov>
Subject: [EXTERNAL]Support for ADU ordinance

Dear Mayor Wilson,

I am an Alexandria resident who is writing to express my support for the accessory dwelling unit (ADU) ordinance that will be voted on this Saturday. I approve of this, and any other, measure which will increase housing availability in Alexandria.

Best,

Emma Wallace
18 S. French Street, Alexandria VA 22304

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Gloria Sitton

From: Charles Kent <chuckent@comcast.net>
Sent: Friday, January 22, 2021 6:21 PM
To: Justin Wilson; Gloria Sitton; Elizabeth Bennett-Parker
Cc: John Fehrenbach
Subject: [EXTERNAL]NRCA Letter to City Council on ADU Policy
Attachments: NRCA Letter re Revised ADU Policy 22 Jan 2021 - Final.pdf; NRCA Letter on Revised ADU Policy 4 Jan 21.pdf

Dear Mayor Wilson, Vice Mayor Bennett-Parker and Members of the City Council,

Attached please find a letter endorsed by the North Ridge Citizens' Association Board explaining our position on the proposed ADU policy you will consider on January 23. I also attach our letter to the Planning Commission of January 4.

Our Vice President John Fehrenbach has researched this issue in great depth, and will address the Council tomorrow night. Please let us know if you have any questions.

Best regards,

Chuck Kent, President
North Ridge Citizens' Association

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NRCA, P.O. Box 3242, Alexandria, VA 22302

January 22, 2021

Mayor Wilson
Vice Mayor Bennett-Parker
Councilman Aguirre
Councilman Chapman
Councilwoman Jackson
Councilwoman Pepper
Councilman Seifeldein

Delivered Via Email to: justin.wilson@alexandriava.gov; gloria.sitton@alexandriava.gov

**Re: Accessory Dwelling Units (ADUs), Zoning Text Amendment #2020-00007,
Docket Item 6, Jan. 23, 2021 Public Hearing**

Dear Mayor Wilson, Vice Mayor Bennett-Parker, and Members of the City Council:

The North Ridge Citizens' Association (NRCA) appreciates this opportunity to comment on the proposed policy and related zoning text amendment that would allow for accessory dwelling units (ADUs) in the City. NRCA provided substantive input to City staff on the draft proposal in a conference call and in a November 6, 2020 letter (Attachment #3 to the Staff Report), and to the Planning Commission regarding the final policy in a January 4, 2021 letter (copy enclosed) and in oral testimony at the January 5, 2021 hearing. Throughout this process, NRCA provided, after much research and careful deliberation, a cohesive set of comments that identified the core elements of a reasonable ADU policy that would minimize harm to the community—specifically, reasonable restrictions that need to be included, provisions that should not be included because they are too lax, and other ways in which the policy could be strengthened and improved.

We are disappointed that almost all of NRCA's comments and proposals were not included in the final policy. The Staff Report not only failed to adequately consider or respond to most of NRCA's comments; it also mischaracterized NRCA's position. Perhaps this was a result of the aggressively fast pace of consideration of the draft and final policy. If adequate time had been taken and attention given to meaningfully considering NRCA's and others' comments, some of the flaws in the final work product might have been avoided.


While there are many problems with the final policy recommendations, three stand out as particularly ill-advised and potentially harmful: (1) the minimum setback of as little as one to three feet, (2) the lack of a prohibition against short-term rentals of ADUs, and (3) the lack of an owner-occupancy requirement. As to the setback and short-term rental problems, each of these provisions would be bad enough, but together they could cause even greater harm. The testimony at the January 5th hearing made clear that the setbacks could not only visibly harm the character of our neighborhoods that we have made such great efforts to preserve and enhance;

they could also invade our sense of privacy in our homes or backyards. Imagine an exterior wall 20 feet high only one foot from your property line, with foot traffic and noise added in. The claustrophobic and nuisance effects could be overwhelming. Or imagine a short-term rental with a stream of different overnight parties of three un-related individuals (or possibly more, since enforcement of the limit on inhabitants could effectively be left to aggrieved neighbors) looking out windows three feet away into your windows or down into what had been the privacy of your backyard. These problems could be even worse on substandard lots. The ADU policy ignores these real-life concerns.

Further, NRCA strongly supports the requirement for common ownership of the main house and the ADU. NRCA is concerned that a policy allowing rental of both the primary residence and an ADU will increase the proportion of properties occupied by people who have a lesser stake in the character of the properties and of the neighborhood than owners who live there. This concern increases if both the primary and ADU structures can be rented out by the day or week. We believe that including this common owner occupancy requirement in the City's ADU policy will lead to fewer problems with implementation of the City's initiative as well as greater acceptance by residents. Thus, we continue to support a requirement that, if a property in a single-family residential neighborhood has two dwellings, one has to be occupied by the owner, as is the requirement in other Virginia jurisdictions

To sum up, the ADU policy and related zoning amendment need to be sent back to staff to, at a bare minimum, (1) increase the minimum setbacks, especially for exterior walls with windows, (2) prohibit short-term rentals of ADUs, and (3) require owner occupancy of either the main house or the ADU on a property. These changes would lessen the likelihood of disputes and acrimony between neighbors and would be consistent with the stated intent of the ADU policy to facilitate affordable housing opportunities for caregivers, extended families, and the like. Further, prohibiting short-term rentals of ADUs would allow time for the City to meaningfully consider the impacts of ADUs in single-family neighborhoods and how to regulate short-term rentals in the City going forward.

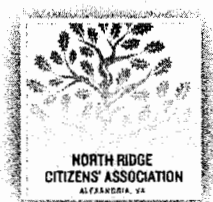
Sincerely,



Chuck Kent
President, NRCA

cc: City Manager

Enclosure: NRCA January 4, 2021 letter



NRCA, P.O. Box 3242, Alexandria, VA 22302

January 4, 2021

Planning Commission
c/o Department of Planning & Zoning
P.O. Box 178
Alexandria, VA 22314

Delivered Via Email: PlanComm@alexandriava.gov


Re: Accessory Dwelling Units (ADUs)—Revised Proposed Policy

The North Ridge Citizens' Association (NRCA) appreciated the opportunity to comment on the City's October 2020 draft policy to allow for accessory dwelling units (ADUs). In its November 6, 2020 letter (Attachment #3 to the Staff Report), NRCA supported eight reasonable restrictions and prohibitions on ADUs that had been proposed in the October 2020 draft (see p. 1 of NRCA's November 6, 2020 letter) but opposed four other provisions that were too lax. Further, NRCA proposed that the policy be strengthened by including several additional reasonable limits on ADUs that had not been included in the October draft.

We are very disappointed that the vast majority of NRCA's comments and proposals were not included in the current version of the policy. In fact, the Staff Report on the policy fails to adequately consider or respond to most of NRCA's comments. Moreover, the Staff Report (p. 9) mischaracterizes NRCA's comments, by incorrectly stating that "North Ridge Citizens Association has submitted a statement in general support of ADU policy but none of the specific draft recommendations staff released in October."

NRCA states for the record that the cohesive set of comments in its November 6 letter were intended to identify the basic elements of a reasonable ADU policy and, specifically, the provisions that need to be included and those that should not be included. Because none of the provisions that NRCA opposed were removed, none of the provisions NRCA supported adding were added, and nearly all of the necessary and fundamental limits and prohibitions on ADUs—especially the owner-occupancy and common-ownership requirements and the prohibition against concurrent short-term rentals, which are of greatest concern to our Board members—were removed, NRCA cannot support the policy now before the Commission. We urge the City to defer any action on the proposed policy pending reconsideration of NRCA's and other public comments.

Sincerely,


Chuck Kent
President
NRCA

cc: Mayor
City Council Members
City Manager



Coalition for Smarter Growth

DC • MD • VA

January 23, 2021

Alexandria City Council
301 King Street
Alexandria, VA 22314

RE: Support for Accessory Dwelling Units in Alexandria

Dear Mayor Wilson and Members of City Council:

Please accept these comments on behalf of the Coalition for Smarter Growth (CSG), the leading organization in the DC region advocating for walkable, inclusive, transit-oriented communities. CSG appreciates the City of Alexandria's efforts to develop an accessory dwelling unit (ADU) policy and writes to convey our full support of the proposal. CSG has become a leading expert on ADUs through our work in DC and our just-released [DC ADU homeowners manual](#).

Accessory dwelling units can offer less expensive housing options than renting or buying a single-family home because of their smaller size. They are great for an aging parent you are caring for, offer a home for your recent college graduate, or a young professional just starting their career. ADUs can also offer a stream of income for homeowners, including lower-income homeowners and retirees on fixed incomes.

CSG is enthusiastic about the strong provisions being proposed that will help make the City's program a success, such as allowing ADUs citywide, and enhance their feasibility and affordability by not requiring off-street parking in our transit-rich, walkable city, and not requiring owner-occupancy on site.

An owner-occupancy requirement lacks flexibility for the homeowner and may limit one's ability to build an ADU. It can make it difficult for homeowners to finance an ADU. This may serve to exacerbate income and racial inequities by limiting the ability of homeowners to construct ADUs to those with sufficient equity in their homes.

An owner-occupancy requirement would also be limiting to people who must move on short notice, such as military and diplomatic families, who often choose to rent out their primary residence. We also note that single-family homes today are already frequently rented out by

owners who are not living on site. The owner-occupancy requirement would be a barrier to constructing ADUs and undermine the goal of increasing the supply of ADUs in the city.

We encourage the city to include requirements for regular review, reporting, and recommendations by city staff on refinements to the program. This could include creating an affordability program for low-income renters or buyers, assessing size limitations and setbacks and their impact, whether or not the program has exacerbated or improved racial and income inequalities, and recommendations to address any other barriers towards creating new housing through ADUs.

We understand that some Alexandria residents who are opposed to ADUs and previously opposed the Seminary Road safety project have attacked CSG and our supporters as being outsiders. CSG is a longstanding, 24-year-old regional organization advocating for transit, safe streets, transit-oriented development, and affordable housing throughout the DMV and were honored with the Council of Governments' (COG) Regional Partnership Award in 2017. Our staff live in Northern Virginia, Maryland, and DC and work with local advocates in each jurisdiction. We sent emails about the ADU program to our Alexandria members and subscribers encouraging them to participate in the ADU study process and to contact the City Council, and we remind our supporters that the emails on Alexandria issues are focused on Alexandria residents. At the same time, local elected officials meeting at COG have agreed that housing, like transportation, is a regional issue, requiring shared effort by every jurisdiction.

CSG believes the proposed ADU policy is a bold step forward in establishing a strong program that will help provide more housing options in Alexandria. Thank you for your time and consideration.

Sincerely,

Stewart Schwartz
Executive Director

Sonya Breehey
Northern Virginia Advocacy Manager

Gloria Sitton

From: Gerry Hebert <ghebert1949@gmail.com>
Sent: Saturday, January 23, 2021 8:46 AM
To: Gloria Sitton
Subject: [EXTERNAL]Item 21-0620 - Accessory Dwelling Units (ADUs)

Dear City Council,

As you know, we live in a time of unprecedented economic inequality. ADUs can be an important way for Alexandria homeowners to share their homes while providing privacy and dignity to those with more modest means. ADUs can add to the area's affordable housing stock. We like that an ADU has the potential to provide housing for ACPS teachers, caregivers, and/or elderly relatives. I support Item 21-0620 regarding ADUs on today's docket.

Thank you,
Gerry Hebert
191 Somerville Street, #405
Alexandria, VA 22304

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Gloria Sitton

From: Anna H Anderson <anna.anderson779@gmail.com>
Sent: Saturday, January 23, 2021 9:00 AM
To: Gloria Sitton
Subject: [EXTERNAL]Support for Accessory Dwelling Units

Hello Alexandria City Council,

Thank you for the opportunity to express my support for Accessory Dwelling units. As a 14 year resident of Alexandria and a 13 year property owner, I now call this city my home. My husband and I have spent the last 7 years renovating our 1954 cape cod in Brookville/ Seminary Valleys West End. We love our little home and community, but like many others during this pandemic we need support from family to help raise and care for our 3 children.

The support we often turned to, prior to the pandemic, was my mother who currently lives in Central Pennsylvania. A widow with three grandchildren in Alexandria and three more in Falls Church, my mother often comes to Alexandria for extended periods of time during the holidays, summer vacation and when I travel for work. Having lost my father 2 years ago to pulmonary fibrosis we often discuss the idea of her moving down to the DC area to be closer to the kids. Prior to the pandemic we began to look for houses for her to be close to us, but it's simply impossible for a 70 year old woman on a fixed income to afford a \$400,000 condo or even the lofty cost to rent an apartment. As an aging senior citizen, we want her close but also want to be able to care for her as she ages. An ideal scenario, that would enable her to move to the DC area, but give her own space and privacy would be an accessory dwelling unit. The availability of affordable housing in our city is non-existent, but ADU's expand the possibilities of individuals being able to afford to live in Alexandria.

However the need for ADU's isn't just about families and creating affordable housing in the city, ADU's actually support our community through taxable revenue. Allowing property owners to add ADU's enables the city to create taxable value but DOES NOT impact our already overcrowded schools. Since ADUs are often single resident homes or tiny houses, the city does not have to endure the potential of more children being added to the Alexandria City Public School system. It creates value, enables the city to generate more taxable revenue, but without the burden of additional head count in schools. Truly a win – win!

I hope the city approves this measure, as it not only supports smart growth in our city, but affordable housing, increased tax revenue while not burdening our school systems. Thank you for considering my position on this ordinance and for considering the needs of the residents of Alexandria.

Kind Regards,

Anna Anderson
5109 Talbot Place
Alexandria, VA 22304

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Good morning, my name is Zack DesJardins, I own a condo on Skyhill Rd, and ask the Council to approve the ADU ordinance without the owner occupancy requirement as recommended by the city's own consultant, the Urban Institute, and align ourselves with best practices in North America rather than the worse practices our neighboring jurisdictions.

The owner occupancy requirement is a racist poison pill designed suppress ADU construction and keep neighborhoods wealthy and white.

After the California state legislature legalized ADUs in 1982, many communities in the San Francisco Bay area passed owner occupancy requirements specifically to suppress ADU construction. Going back 35 years, you would hear many of the same arguments in favor of owner occupancy that we have heard before such as peace of mind for neighbors etc., and as a result, very few ADUs were built. The result today is some of the worse racial and economic segregation in the country in the Berkeley, Marin County, Sonoma County, Atherton, Palo Alto, and many other Bay area jurisdictions. Even today, all of those cities retain owner occupancy requirements in their local code and just this past year, the California legislature banned owner occupancy for five years.

While racism in California may seem distant, I have an example right next door too. I pulled all of Arlington County's 82 ADU permits issued from 2009 through November 13 of last year. The County has had an owner occupancy requirement since 2009. I looked up who owned each parcel and determined their race through internet research. While blacks make up 8.2% of the County's population, they hold just 2% of the ADU permits, four times less likely to build an ADU. Hispanics are 15% of Arlington's population but hold just 6% of ADU permits, three times less likely to build an ADU. While whites are 64% of the population, they hold 72% of the ADU permits. Even though Arlington County has an owner occupancy requirement, 7% of the ADU permits were held by developers.

	Census	ADU permit holders
Asian	9.6%	11%
Black	8.2%	2%
Hispanic	15%	6%
Multi-racial	3%	1%
White	64%	72%
Developer		7%

The owner occupancy requirement exacerbates who can afford to finance an ADU. Banks will not provide a traditional loan to properties with an owner occupancy requirement because of the risk of foreclosing on a property which they could not rent out both units or sell at a reasonable profit due to lower valuation due to the owner occupancy requirement. Therefore, the only people with significant home equity in their house can afford to build an ADU and both home ownership and the amount of home equity trend white.

With racial and economic inequality are in the news every day, omitting the owner occupancy requirement will allow for more ADUs to built, bringing racial and economic diversity into our whitest and wealthiest neighborhoods.

My name is Fran Vogel and I am the President of the Strawberry Hill Civic Association. Strawberry Hill is located between Donalson and Gordon along the North side of Duke Street.

We are a diverse and caring community consisting of a many races, ethnicities and places of origin. It is one of the relatively few affordable single-family areas in the City.

My community is NOT in favor of ADUs as currently proposed for a number of reasons.

It is disingenuous to continue to pitch these as “granny flats” with the idea that parents can have their returning college children or older adult children live in an ADU, or their aging parent(s) live there providing an independent home yet within the care of the family, or the caregiver of an aging/elderly parent who can have their own space away from the family, or provide a place to live to someone who cannot afford to live in our city.

And then to ALSO say these ADUs can be used as Airbnb units for SHORT-TERM rental or long term rentals. SHORT-TERM rental where anyone can rent it overnight or a few days and come and go.

Add to that there is NO requirement for a PROPERTY/Homeowner to RESIDE in either unit on the property so now we can have ABSENTEE LANDLORDS renting out 2 homes on a property with little oversight.

The only restrictions are those covered by Code Enforcement and calls to Police Non-Emergency. In our neighborhood we had an unregulated boarding house for numerous years where Code Enforcement could do nothing despite the fact that more than four non-related family members lived there, coming and going at all hours of the day and night causing much disturbance to the neighbors.

Staff tells us in the meetings the City has held, don't worry, the City doesn't anticipate many exterior ADUs will be built. If any, they will most likely be in existing structures such as backyard garages. It will all be fine and if not, we can revisit this in 2 years.

But what about those external ADUs that are within the bounds of the ADU policy abutting the neighboring property? The external ADU within the 1' and 3' setbacks. What about one with a height of 20' that can have a flat roof, a side with no windows, set back 1' from the property line that is within feet of the neighbor's window? **Where is the neighboring property owner's right to enjoy their space?? It no longer exists.**

And even a 3' setback for the side of the house with windows is too close as well.

Then we have the issue of parking. There is no requirement to provide parking so that means increased street parking. Moreover, no one knows how many cars will be generated by those living in ADUs, so to make assumptions that the units will have no impact on streets where

parking is already a problem is not based upon any actual data - just supposition by staff. In my neighborhood, many streets are well parked up as many of the neighbors own multiple cars.

Lastly I want to mention the impact of outside influences who are weighing in on this issue that should be decided by Alexandria RESIDENTS alone. The Coalition for Smarter Growth sent emails to their members to send in pro-ADU letters to this Council. That is JUST WRONG. The majority of their people do NOT live in the City and should have NO SAY in our governance.

The policy you are about to vote on for ADUs needs to be reconsidered for many reasons. And while staff does not believe so, many of your citizens believe this is being pushed through. Council needs to take a pause and scrutinize what this ADU policy really allows, the possible scenarios that can NEGATIVELY impact neighboring property owners from their right to fully enjoy their homes.

This is a MAJOR re-write of the housing/zoning code. It is a BY-RIGHT change. And 2 years is a long time to wait to see if MAYBE the City will reverse course or put some protections in place.

As Staff tells us, these aren't going to be built overnight. So why the rush to push this through without more thought to making this right for ALL the neighboring homeowners.

We oppose the current ADU policy as it stands and ask Council to postpone any decision without further study.

Thank-you.

Fran Vogel

From: Fran Vogel <fran.vogel@verizon.net>
Sent: Friday, January 22, 2021 7:29 PM
To: 'Fran Vogel'
Subject: FW: I Know You All Want to Sign Up For This!

Sent: Tuesday, January 19, 2021 2:26 PM

Sonya

1:24 PM (59 minutes ago)

Breehey <action@smartergrowth.net> [Unsubscribe](#)
to me

Take action to support
ADUs in Alexandria



Dear xxx,

Wow! The Alexandria Planning Commission wholeheartedly approved the proposed Accessory Dwelling Unit policy by a vote of 7-0. The City Council will be voting on the ADU policy this coming Saturday, January 23rd, we hope you will join your neighbors in contacting the Council this week to express your support.

Send the Council an email today!

ADUs - including backyard cottages or a small apartment in your main home - offer less expensive housing options than renting or buying a single-family home because of their smaller size. They are great for an aging parent caring for, offer a home for your recent college graduate, or a young professional just starting their career. ADUs also offer a stream of income for homeowners, including retirees on fixed incomes.

CSG supports the proposed ADU policy as a way to expand housing options, affordability, and accessibility in neighborhoods. It will allow ADUs citywide, and enhance their feasibility and affordability by not requiring off-street parking in our transit-rich, walkable city, and not requiring owner-occupancy on site.

The policy is a bold step forward that will provide additional housing options in Alexandria. The City Council will vote on the ADU policy following a public hearing on January 23. You can help show support

ways: Send an email to Alexandria Councilmembers today and then sign-up to speak at the public hearing, w
will be virtual.

Visit Alexandria's ADU webpage for more information.

Thank you for your support,

Sonya Breehey
Northern Virginia Advocacy Manager

Images from City of Alexandria ADU website

Donate to support a sustainable and inclusive D.C. region today!



Coalition for Smarter Growth
316 F Street NE
Suite 200
Washington, DC 20002
United States

[unsubscribe](#)



ReplyForward

Testimony Before the Alexandria City Council on January 23, 2020 in Support of Zoning Ordinance Amendments Allowing the Construction of Accessory Dwelling Units (ADUs)

My name is Michael Schuster. I am testifying on behalf of the Alexandria City Commission on Aging, and its Chair Babs Waters. The Commission on Aging fully supports the zoning ordinance amendments that would permit the construction of Accessory Dwelling Units in the City of Alexandria.

At present, older adults requiring care and persons with disabilities have limited housing options in Alexandria. Assisted living facilities in the City are often not affordable to low-and moderate-income households and are typically age-restricted. Although the City has approved the construction of new assisted living facilities in both the Eisenhower and Alex West areas of the city, a unit in these new facilities could cost more than \$6000 a month. Nursing home care is even more expensive – as much as \$10,000 a month in a Skilled Nursing Facility. Medicare does not cover most care in a nursing facility, and Medicaid beds are limited.

Like many metropolitan areas across the country, Alexandria is experiencing an increased aging population. According to the staff report on ADUs, between 2010 and 2019, the older adult population (65+) grew by 30%. Approximately 3,300 older adult households in Alexandria are considered low-income (60% of the Area Median Income (AMI) or less) and about 6,000 or 38% of older adults live alone. As aging older adults begin to require more assistance with daily activities, ADUs would enable them to either live with relatives who can provide care or to contract for private home health care. We agree with the staff report that these options would allow older persons “to age safely, comfortably and more affordably than many alternatives, including moving to assisted-living facilities, where monthly costs can exceed \$6,000 per month

in the City of Alexandria. (Staff Report on *Zoning Text Amendment #2020-00007 Accessory Dwelling Units* (December 2020). Available at [21-0620 Staff Report.pdf..](#))

We would like to address several aspects of the final set of recommendations:

1. First, we applaud both the Department of Planning and Zoning and the Office of Housing for its community outreach on their proposal. Staff from these two agencies agreed to make presentations to the Commission on Aging and its Housing Committee on at least four separate occasions in the past nine months. We genuinely feel like partners in the development of this proposal.
2. Second, like the Planning Commission, we do not believe an owner occupancy requirement would enhance the use of ADUs. If issues arise, such as noise or parking complaints, the city has ample tools to address them already.
3. Third, the zoning ordinance amendments do not expand the requirements for additional buildings on current properties. They are basically the same as for sheds and garages that are currently permitted. As Planning Commission Chair Nathan Macek asserted at the January 5th commission meeting, if we already permit structures such as sheds and garages, what is wrong in putting some humanity into similarly regulated structures?
4. Finally, this proposal will not change the character of current neighborhoods. ADUs must comply with the same requirements as sheds and garages. The Planning and Housing staff believe based on their cost, and the experience of other jurisdictions, fewer than 15 ADUs per year would be constructed. This is only an incremental step in making housing more affordable for Alexandrians, so its impact will be minimal.

Members of the City Council,

I speak today in my personal capacity in favor of this proposal. I am a homeowner, a landlord, and active voter in the our city. One of my properties has an ADU. In addition to my local interest,, I hold a PhD in Economics from George Washington University, and my research focus is on housing costs and city / neighborhood characteristics. In short, I am well suited to comment on this proposal.

The American Planning Association recently stated that “DUs all have the potential to increase housing affordability (both for homeowners and tenants), create a wider range of housing options within the community, enable seniors to stay near family as they age, and facilitate better use of the existing housing fabric in established neighborhoods.” Sam Khater, Freddie Mac's chief economist also finds that “the major factors in favor of ADUs are affordability and flexibility... the share of entry level homes has declined a lot.” Finally, the Urban Institute also supports ADUs, stating “ADUs may also increase the supply of rental housing for low- and moderate-income renters in high-cost neighborhoods.”

I support making the proposal citywide. Based on research from Urban Institute, I support no parking requirements for ADUs. To promote housing supply and benefit lower income residents, I also support the removal of the owner occupancy requirement.

This proposal is one small step of many needed to increase housing affordability for all who live in our wonderful city.

Stephen J. Popick, PhD
Alexandria city resident and homeowner
stephenpopick@gmail.com
571 224 5114

Mayor Wilson, members of the Council,

I moved to Alexandria in 1998, I am the President of Clover College Park Civic Association and serve on the Board of the Alexandria Federation of Civic Associations; however, I am speaking today on my own behalf as a private citizen.

(Assumption): A few moments ago, you adopted the "Race and Social Equity Resolution", and it is through that lens that I ask you to weigh whether the Text Amendment on Accessory Dwelling Units is ready for your consideration.

Staff and the Planning Commission support ADUs as a tool to enhance housing affordability—facilitating inter-generational households, aging in place, workforce housing and wealth building—but for whom?

I think you will be hard pressed to find any opposition for an ADU policy tied to inter-generational households, aging in place, or onsite family assistance such as nanny, health, or adult care giver situations.

However, by allowing for this sweepingly broad usage of ADUs, the city risks establishment, though inadvertently, of an inequitable policy; benefiting the privileged at the expense of those you seek to assist. Consider the following:

- As an affordable housing option who benefits: the marginalized; those already or at risk of being displaced—including minorities; and who decides, the city, the principal owner?
- Which workforce is most likely to gain from ADUs—will arrival of Amazon, Virginia Tech and ensuing market forces price the intended beneficiaries out—yet again?
- Assuming a needy fixed income senior homeowner can secure ADU financing, are they better served pursuing longer-term tenants at what staff would presume to be below traditional rental market rates, or pursuing more lucrative short term vacation rental opportunities?
- If billed as affordable or workforce housing, the city is essentially sanctioning ADUs as suitable permanent residences. ADU's are generally efficiency or studio apartments, with lesser amenities than traditional rental units; without strict oversight and enforcement, the city runs the risk of subjecting those most in need of affordable housing to substandard living conditions?
- Finally, is the Council persuaded the ADU Zoning Amendment before you is consistent with the "Race and Social Equity Resolution", just passed; is it really the best we as a city can do?

Thank you for your time and consideration.

Roy Byrd

Dear Mayor Wilson and Members of City Council,

We encourage Council to approve the Auxiliary Dwelling Unit (ADU) policy before you on Saturday as approved by the Planning Commission.

We have been residents of Alexandria for over 30 years including 23 years raising a family in the North Ridge neighborhood.

Housing affordability has been a major challenge in Alexandria across income levels and City neighborhoods. One of the best ways to restrain housing costs is to increase the supply of housing. We believe that authorizing ADUs is an excellent way to increase housing supply and affordability while preserving Alexandria's quality of life.

You have probably heard a lot about how ADUs can keep family members close by, usually by having older family members using the ADU ("granny flats"). We want to emphasize the opportunity ADUs present to help younger family members afford to live in Alexandria and stay close to family. Our oldest daughter has started a job with an Alexandria startup. She is working remotely, by necessity, but when she needs to live near her office, an ADU would enable her to afford to live in Alexandria. In addition, our second daughter is now job-hunting in this region. We would appreciate having the option to offer them affordable housing on our property that still enables them to maintain their independence and privacy.

Our daughters are representative of the graduates of our wonderful, diverse public school system who have benefited from the community's commitment to their education and now want to return to their hometown as engaged citizens who give back to the community that has given them so much.

Thank you for considering our views.

Sincerely,

Tim and Beth Lovain

Statement from Jonathan Krall on Accessory Dwelling Units

I personally feel that we are in a serious housing crisis. At a time when millions are out of work, average home prices and average rents are increasing, both locally and nationally. It's as if the market is following the rich that are getting richer and leaving everyone else behind.

An improved approach to Accessory Dwelling Units will not fix this problem. I don't think any one policy will fix this problem. Instead, this can be addressed by taking every opportunity to create more affordable housing. I therefore favor an "all of the above" approach in our local efforts to address the affordable housing crisis. This includes support for the new ADU zoning amendment.

I live in Del Ray. Del Ray is a walkable neighborhood that is literally illegal for developers to develop today. Because of the insane scarcity of neighborhoods like Del Ray, these neighborhoods command high prices. I like the ADU zoning plan because it will push back, just a little, on my neighborhood becoming an exclusive place where only rich people can live.

In my conversations with city staff, city council, and affected communities, I see broad support for affordable housing. I thank you for your efforts to provide affordable housing and hope we can follow through with this new ADU zoning amendment . It's a small step, but every step helps.

Honorable Mayor Wilson and Members of the Alexandria City Council:

I urge that you remand the proposed Accessory Dwelling Units zoning ordinance changes back to staff and the Planning Commission for revisions. As a community development professional, I am familiar with and support the concept of ADUs - particularly when they facilitate intergenerational families to live together, or for the so-called "granny flats" for seniors. I appreciate the many hours of work put into this effort by staff and by the Planning Commission, and I appreciate that some revisions have occurred in response to public input. However, the proposed zoning changes before you have several serious defects that still need to be addressed:

1. As the Planning Commission members themselves noted at their January 5 hearing, the existing setback requirements and roof height requirements, based on existing requirements for garages and sheds, would not prevent the construction of units with flat roofs or 20' high, windowless walls, mere feet from adjacent residences. This could have seriously detrimental visual impacts on adjoining property owners, especially in densely-developed neighborhoods.
2. There is no requirement for notification to adjacent property owners in advance of the administrative approval process. Approval could be granted for construction of an ADU without surrounding property owners even being aware that such a request has been made. If existing notification procedures do apply, a simple cross-reference to those requirements would do much to allay citizen concerns about lack of notification requirements.
3. There are no restrictions concerning use of ADUs as short-term rentals. As staff and Commission members have heard, there is widespread concern among residents throughout the city that a primary incentive to develop ADUs will be as short-term rental properties. At the January 5 hearing, staff and Planning Commission members dismissed these concerns, saying that the zoning codes are not the appropriate place to include occupancy and licensing requirements. *Yet the proposed changes include a 3-person occupancy limit in ADUs – which is an occupancy limit!* To claim that one type of limit is appropriate to include in zoning codes and another is not is illogical and insensitive to residents' concerns. It may well be that other places in city codes are more appropriate for controls on short-term rentals; but I am aware of no plans to enact broader revisions to short-term rental requirements. Should the city ever get around to updating those requirements, nothing would prevent those revisions from superseding interim controls on use of ADUs for short-term rentals. One of the stated justifications for pursuing these zoning changes is to help address the affordable housing shortage, even while staff and Planning Commissioners acknowledge that allowing ADUs will have a very minimal impact. The lack of restrictions on short term rentals will ensure that allowing ADUS will end up having virtually no impact on affordable housing supply.

I'd also like to take issue with a comment made by Planning Commission in justifying their approval. After raising concerns about applying garage setback and height requirements to ADUs, the Commission then affirmatively drew parallels between permitting garages or sheds and permitting ADUs. To quote Chair Macek; "If it's OK for a car to live there, why shouldn't it be OK for a person to live there?" With all due respect, cars don't flush toilets during storms and thus contribute to sewage overflows into the Potomac; cars don't contribute to school overcrowding; and I doubt anyone has complained to the city that their neighbor is renting their garage out to a different person every night or has 6 cars in a 1-car garage.

Please take the time to get these changes right. Once in place, there's no way to undo the negative impacts caused by ADUs developed under inadequate controls.

Respectfully submitted by:

Steve Johnson

327 N. Latham St.