

Gloria Sitton

From: Joshua Veverka <jveverka@NVAR.com>
Sent: Friday, March 12, 2021 10:38 AM
To: Gloria Sitton; Justin Wilson; Elizabeth Bennett-Parker; Canek Aguirre; John Chapman; Amy Jackson; Del Pepper; Mo Seifeldein
Subject: [EXTERNAL]NVAR Support for Accessory Dwelling Units; 3/13/2021 Public Hearing 21-0682
Attachments: NVAR Supports Alexandria Accessory Dwelling Ordinance.docx

Dear Mayor Wilson and Members of the City Council;

On behalf of the Northern Virginia Association of REALTORS® (NVAR) and its 12,000+ members we are writing you to support Zoning Text Amendment #2020-00007 which expands opportunities for homeowners to build and utilize accessory dwelling units while maintaining appropriate regulations to limit the impact on communities and neighborhoods.

This ordinance could provide much needed relief for some of the pressure on the housing market in our region. The key for this program to be effective in providing affordable, market-rate housing is that it removes cost and time barriers ensuring homeowners have the resources and desire to build them. This ordinance is well crafted to accomplish these goals, accommodates the rights of property owners who wish to add an accessory dwelling, and provides reasonable size, use and occupancy limits to address the concerns of their neighbors worried about increased population and use impacting the neighborhood.

Thank you for your consideration. Our full comments on the proposed ordinance are attached. Please let us know if you have any questions.

Josh Veverka
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DERRICK SWAAK – President

RYAN T. MCLAUGHLIN, CAE, CIPS, RCE – Chief Executive Officer

March 12, 2021

The Honorable Justin Wilson
Mayor
City of Alexandria
301 King Street, Room 2300
Alexandria, VA 22314

Dear Mayor Wilson,

On behalf of the Northern Virginia Association of REALTORS® (NVAR) and its 12,000+ members we are writing you to support Zoning Text Amendment #2020-00007 which expands opportunities for homeowners to build and utilize accessory dwelling units while maintaining appropriate regulations to limit the impact on communities and neighborhoods.

Increasing the supply of affordable housing is a challenge for localities across Northern Virginia and throughout the region. Accessory dwellings have the potential to increase the supply of market-rate affordable housing by leveraging the existing housing stock on already developed land. They also disperse housing density across neighborhoods rather than concentrate it in a few areas. They are an effective tool for allowing existing homeowners to capitalize on the value of their homes while allowing them to stay in place.

According to a recent report by the National Association of Realtors®, the market for the affordable housing provided by accessory living units is large and diverse. The American household is no longer defined solely by the model of two parents living with children. Today, the average American household consists of only 2.6 people. Many find that they no longer need or want the space of a traditional single-family home.

This ordinance could provide much needed relief for some of the pressure on the housing market in our region. The key for this program to be effective in providing affordable, market-rate housing is that it removes cost and time barriers ensuring homeowners have the resources and desire to build them. This ordinance is well crafted to accomplish these goals, accommodates the rights of property owners who wish to add an accessory dwelling, and provides reasonable size, use and occupancy limits to address the concerns of their neighbors worried about increased population and use impacting the neighborhood.

Thank you for your consideration.

Sincerely,

Derrick Swaak
President



Affiliated with the
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of REALTORS®

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