



September 30, 2020

Chairman Rodney Poole
Richmond Planning Commission
900 East Broad Street
Richmond, VA 23219

Chairman Poole:

On behalf of the Richmond Association of REALTORS®, I would like to voice our support for the Pre-Final Draft of the Richmond 300 Master Plan. After years of deep listening and collaboration with residents and stakeholders, we believe this plan reflects a shared vision for the future development of our community where everyone has the opportunity to flourish. We would ask the Commission to support the plan.

While the housing market in the City of Richmond has been and continues to be strong, the reality is that there simply is not enough supply to meet demand in both the short and long term. Residents who have lived in their neighborhoods for generations are being pushed out by escalating housing costs and first-time homebuyers who want to be a part of the Richmond renaissance cannot compete in this hyper competitive market. The city desperately needs more inventory to meet surging demand. To that end, we support the density measures outlined in the Inclusive Housing Chapter of Richmond 300, including allowing accessory dwelling units by right, by right middle housing near high frequency transit stops, and the zoning code rewrite.

In addition, we also applaud policy changes that support housing choice at all income levels. We have advocated for years for a dedicated funding stream for the Affordable Housing Trust Fund. Incentivizing affordable housing with density bonuses and development review prioritization are encouraging.

Overall, we feel that the Richmond 300 Master Plan and its Implementation Chapter provide the City of Richmond with a plan to continue the city's resurgence and ensure that Richmond provides all of its residents a place to flourish. We appreciate the work that the Commission and staff have put into its creation and look forward to seeing it enacted. Should you have questions, please do not hesitate to contact me.

Sincerely,

Laura Lafayette
Chief Executive Officer

CC: Vice Chair Melvin Law
Commissioner Elizabeth Hancock Greenfield
Commissioner Max Hepp-Buchanan
Commissioner David Johannas
Commissioner Vik Murthy
Commissioner Jack Thompson
Councilwoman Ellen Robertson
Acting CAO Lenora Reid
Deputy Chief Administrative Officer Sharon Ebert
Director of Planning Mark Olinger