



September 16, 2023

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

Chairman Poole,

On July 14, 2023, RVA YIMBY submitted a letter and a signed petition to the Planning Commission and City Council in support of Ordinance 2023-196, which would allow accessory dwelling units by-right across the city. The petition text that was signed by residents across the Richmond region reads as follows:

We, the undersigned, ask that the City of Richmond allow accessory dwelling units by-right in all residential zones for the following reasons:

1. We have a housing shortage. ADUs will help increase the number of available homes.
2. Private property rights. A homeowner should be able to safely and legally construct an ADU with a simple approval from planning staff.

We are pleased to share that the number of residents who signed the petition has increased to 267. Here is a link to the petition: <https://actionnetwork.org/petitions/legalize-adus>.

The continued support for the petition further underscores that Richmond is in favor of expanding our housing stock and diversity through allowing more accessory dwelling units. We urge you to consider the opinions of the petition's signatories and support Ordinance 2023-196 expediently.

Your neighbors,

Andrew Bryant & Will Wilson

RVA YIMBY Co-Leads

 RVAYIMBY.org

 hello@rvayimby.org

 [@RVA_YIMBY](https://twitter.com/RVA_YIMBY)

From: [Joh Gehlbach](#)
To: [Rodney Poole](#)
Cc: [PDR Land Use Admin](#)
Subject: Realtors Letter of Support - Ordinance 2023-196
Date: Tuesday, July 11, 2023 4:30:23 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Ord. 2023-196 ADUs - Realtors Support.pdf](#)

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Chairman Poole,

On behalf of the Richmond Association of Realtors®, I'm writing to submit a letter of support for Ordinance 2023-196, that would allow a homeowner to construct an accessory dwelling unit by-right. You will find it attached to this email.

Please don't hesitate to contact me if you have any questions or concerns.

Thank you,
Joh

Joh Gehlbach

Pronouns: They/Them

Vice President of Government Affairs

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From: PDR Land Use Admin
Sent: Friday, July 14, 2023 12:07 PM
To: Oliver, Alyson E. - PDR; Ebinger, Matthew J. - PDR
Subject: FW: Support Ordinance 2023-196 - ADUs By-Right
Attachments: [RVA YIMBY - 235 Signers Support Ord. 2023-196.pdf](#)

From: RVA YIMBY [<mailto:hello@rvayimby.org>]
Sent: Friday, July 14, 2023 11:40 AM
To: RVA YIMBY <hello@rvayimby.org>
Cc: Addison, Andreas D. - City Council <Andreas.Addison@rva.gov>; Brown, Whitney H. - City Council Office <Whitney.Brown@rva.gov>; Dacia Knight <dknight@thekeysinrichmond.com>; PDR Land Use Admin <PDRLandUseAdmin@rva.gov>; rodney@thewiltonco.com; rebecca.rowe@dhcd.virginia.gov; syoung@astyra.com; bpinnock@baskervill.com; murthyvg@gmail.com; egreenfield@hbar.org
Subject: Support Ordinance 2023-196 - ADUs By-Right

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Richmond Planning Commission,

On behalf of RVA YIMBY, we are writing to submit a petition in support of Ordinance 2023-196 regarding the by-right development of accessory dwelling units. It has been signed by 235 Richmonders and the district distribution is as follows:

- 35 residents in the 1st District
- 35 residents in the 2nd District
- 21 residents in the 3rd District
- 27 residents in the 4th District
- 37 residents in the 5th District
- 16 residents in the 6th District
- 25 residents in the 7th District
- 3 residents in the 8th District
- 3 residents in the 9th District
- 33 residents in neighboring counties

Please include this district breakdown and attached petition in the official public comment.

Your neighbors,

Andrew Bryant & Will Wilson
Richmond City Leads
RVA YIMBY

CC - City Council



Dear Richmond Planning Commission & City Council,

235 Richmonders have signed a petition in support of Ordinance 2023-196, allowing accessory dwelling units by-right.

Here is the petition they signed:

We, the undersigned, ask that the City of Richmond allow accessory dwelling units by-right in all residential zones for the following reasons:

1. We have a housing shortage. ADUs will help increase the number of available homes.
2. Private property rights. A homeowner should be able to safely and legally construct an ADU with approval from planning staff.

You can view each petition signer and the comments they left you below.

Your neighbors,
Andrew Bryant & Will Wilson
Richmond City Leads, RVA YIMBY

1. David Lee (*District 1*)

A great first step towards improving our challenge of a lack of affordable housing.

2. Stephen Ackley (*District 7*)

Legalization of ADUs will help the housing crisis!

3. Haerin Kim (*District 1*)

4. Ariel Richards (*District 2*)



5. Alexander Cleary (*District 6*)

6. Alexandra Cook (*District 4*)

7. Alicia McDonough (*District 1*)

8. Allison Dubinsky (*District 4*)

9. Allison Clark (*District 1*)

10. Amy Garber (*District 1*)

11. Amy Hyman (*District 7*)

12. Andrew Isidoridy (*District 5*)

13. Andy Boenau (*District 2*)

Please legalize housing. It shouldn't require a popularity contest to get staff or your neighbor's approval.

14. Ansley Perkins (*District 2*)

I have listened to the presentations, found the most recent slide a helpful visual on all the types of ADUs. I wholeheartedly support legalizing them.

15. Anthony Ramallo (*District 3*)

We want ADUs!

16. Paul Cox (*District 7*)

17. Autumn Davis (*District 8*)

18. Benjamin Cronk (*District 1*)

It would be great to lift the maximum roof to 25' so it more historically accurate to existing carriage houses and increases functionality to the resident.



19. Bahar Sayed (*District 2*)

20. Barry Greene Jr. (*District 9*)

21. Kathryn Baylor (*Henrico*)

22. Ben Buckland (*District 4*)

23. Ben DeMaria (*District 5*)

24. Beau Richards (*District 2*)

Legalize ADUs! Our aging family members need housing!

25. Betty Schexnayder (*Chesterfield*)

26. William Rider (*District 1*)

Legalize ADU's by-right!

27. Bill Riggs (*Henrico*)

28. Blaine Sledge (*District 4*)

29. Bryson Lefmann (*District 5*)

30. Oliver Bonhotel (*Henrico*)

Allowing for ADUs will help with our housing crisis throughout the region.

31. Brandon Dupert (*District 6*)

32. Christian Naranjo (*District 3*)

33. Brian Bills (*District 2*)

We need more varied and affordable housing options, ideally built by people or families and not only by big developers!



34. Brian Beard (*District 1*)

35. Bryan Wilson (*District 1*)

I'm a soon to be homeowner in the West End of Richmond and the ability to construct an ADU was a significant attractor. I support making the permitting and approval process a standardized process to encourage more ADU construction. This will increase housing stock and help to make Richmond an affordable livable city.

36. Andrew Bryant (*District 7*)

Yes for more housing!

37. Blake Stack (*District 5*)

38. William Sweeney (*District 4*)

NOW!

39. Brandon Joswick (*District 6*)

40. Ben Wong (*District 1*)

41. Caitlin West (*District 1*)

42. Crystal Caldwell (*District 3*)

43. Camille Robinson (*District 1*)

Absolutely!! Legalize them. They should be a given and only need a "permit" if you're doing something crazy.

44. Carissa Ferguson (*Henrico*)

45. Carly Romeo (*District 5*)

46. Carter Snipes (*District 2*)



47. Cathryn Hutton (*District 8*)

ADU's will be a huge help to Richmond residents and help make housing more affordable for all. Please pass this ordinance!!!

48. Chris Dobrogosz (*Henrico*)

49. Christopher Smith (*District 1*)

50. Cynthia Cobbs (*District 2*)

Allowing ADU's will help with our crisis in affordable housing

51. Jerry Plum (*District 7*)

52. Colin Taylor (*District 5*)

53. Gillian Cabbage (*District 7*)

54. Daniel Alloway (*District 5*)

55. Daniel Warshaw (*District 3*)

One of the best ways to add some density to a fairly suburban district like the 3rd!

56. Danielle Guichard (*District 1*)

57. Anne Darby (*District 3*)

58. J. David Conmy (*District 7*)

59. David Wile (*District 7*)

60. Deborah DiazGranados (*District 1*)

I support the legalization of ADUs.



61. Derek Wolter (*District 5*)

62. Daniel Thomas (*District 3*)

Provided it doesn't overload utilities or pose a hazard, the city has no business telling me what I can and can't build on my land.

63. Diana Harland (*District 1*)

64. Maggie Graff (*Henrico*)

65. Dominick DeDonno (*District 4*)

66. Don O'Keefe (*District 2*)

67. Donald Hoover (*District 1*)

68. Doug Allen (*District 5*)

Legalize housing!

69. Dorothy Wiebe-Johnson (*Henrico*)

70. Ellyn Parker (*District 4*)

71. Linnea Morgan (*District 9*)

72. Brian Ennis (*District 3*)

More homes please! Allow people to age in place, care for elders, or help someone find a small place to live.

73. Eric Mai (*District 7*)

ADUs help address a desperate need for aging-in-place and multigenerational households.

74. Erin O'Hara (*District 2*)



75. Elizabeth Johnson (*District 4*)

76. Emilie Yang (*Hanover*)

77. Sophie Fields (*District 5*)

78. Liam Orr (*District 4*)

79. Momin Khan (*District 5*)

It's just common sense.

80. Frank Pagurko (*District 1*)

81. Fred Ries (*District 6*)

82. Olivia Kay (*District 5*)

83. Ginna Lambert (*District 1*)

84. George Ramallo (*District 1*)

I would greatly appreciate this to help make housing more affordable.

85. Gray Taylor (*Chesterfield*)

86. Grace Heckel (*District 3*)

87. Grady Tollison (*District 1*)

88. Grady Hart (*District 2*)

Fully legalize By-Right ADUs!

89. Gray O'Rielly (*District 2*)



90. Eli Gray (*District 3*)

ADU's are a good solution to Richmond's ongoing growing pains and current housing crisis.

91. Gabriel Salmon (*District 4*)

92. Raleigh Heckel (*Chesterfield*)

93. Heidi Molano (*District 3*)

94. Chris Ellis (*District 5*)

95. Hope Neels (*District 1*)

96. Callie Houghland (*District 2*)

97. Conner Kasten (*District 2*)

As Richmond continues to grow we need to densify and address our housing shortage aggressively to avoid failing our neighbors and reduce our climate impact. ADUs are part of a strategy to do that successfully.

98. Haley Minter (*District 2*)

In support

99. Harrison Stewart (*District 1*)

100. Hunter Brower (*District 4*)**Indy Brahm** (*District 2*)

101. Inga Schunn (*District 2*)

102. Ixchael Bashore (*District 4*)

Would be helpful if we stopped building unaffordable housing all together.



103. Jeremy Hoffman (*District 2*)

The climate benefits of allowing ADUs by-right can't be overstated. These types of housing are among the most climate-friendly infill housing we have at our fingertips. It also allows for more housing in places people want to live, instead of relegating new housing out to Richmond's peripheral neighborhoods along major arterial corridors, which struggle with pedestrian, public, and active transportation safety.

104. Jacob Harless (*District 1*)

It is important for our growing city to allow for denser and affordable housing. ADUs are a great step towards that.

105. Jacob Wilson (*District 7*)

I would like to provide affordable housing as small rental units attached to my current and future residential properties.

106. Jeff Wanner (*Henrico*)

107. Jeffrey Halun (*District 1*)

108. Jennifer Wampler (*District 1*)

Please allow ADU by right

109. Jessica Anderson (*District 2*)

110. Jonah Franke-Fuller (*District 4*)

111. Aileen Rivera (*Henrico*)

112. John Kricorian II (*District 6*)

This should be used to empower homeowners to create low-cost rentals. This can and should have a positive effect on affordable housing. My city should not be a hole for the poor to fall in and a playground for the wealthy, that's not justice.

113. Jessica Byrum (*District 1*)



114. Joe Acanfora (*District 5*)

We need more housing asap. I want to build an ADU on my property and I hope my neighbors do too.

115. John Lingenfelter (*Henrico*)

116. Janet Peredo (*Henrico*)

This would be an amazing development in Richmond. I could be able to move back to the city with more affordable options!

117. Jason Tipton (*District 3*)

118. Juliana Dzura (*District 7*)

119. Joseph Boor (*Henrico*)

120. Justin West (*District 4*)

121. Kate Marshall (*District 2*)

122. Karla Susaeta (*Henrico*)

123. Jonathon Holmes (*District 5*)

124. Katelyn Norman (*Henrico*)

125. Kristen Melton (*District 1*)

126. Becca Runyon (*District 5*)

127. Kelci Straka (*Henrico*)



128. Lance Warren (*District 7*)

I'm a small business owner, and I strongly support legalizing ADUs by right, creating a new opportunity for Richmonders seeking to age in place, while also boosting the city's stock of housing that is affordable to a wide range of individuals and families.

129. Laurin Jessup (*Chesterfield*)

130. Lawson Wijesooriya (*District 7*)

131. Lee Williams (*District 5*)

132. Leslie Beard (*District 5*)

Please allow tiny homes in yards! With such a small housing stock, we need more options - AFFORDABLE OPTIONS - for our community.

133. Lewis Jones (*District 1*)

134. Linda Childs (*District 7*)

This is so logical and so important to our fair city!

135. Lisa Gaidanowicz (*District 6*)

136. Dylan Adams (*District 5*)

137. Logan Sorese (*District 9*)

Let's gooooo.

138. Lisa Watson (*District 6*)

139. Mason Mairead (*District 5*)

Common sense growth and investment ordinance to reduce the burden of investing in property and growing the housing stock in our city. I would love to build on at my home and hope the ordinance passes.

140. Mahi Ran (*Henrico*)



141. Morgan Dehaven (*District 5*)

142. Marcus Werner (*Henrico*)

143. Maria Dougherty (*District 6*)

144. Mariah Gannon (*Chesterfield*)

Housing prices are surging and we need inventory to go up. Please restrict usage for Air BnB and other "investment" property uses.

145. Gary Marino (*District 1*)

146. Matthew Via (*District 4*)

147. Morgan Walls (*District 4*)

148. Morgan Curtis (*District 1*)

149. Megan Welch (*District 4*)

150. Matthias Joireman (*District 2*)

151. Michael Grabow (*District 3*)

Support more housing and property rights

152. Patricia Evirs (*District 3*)

This is way overdue and a great option to provide additional (much needed) affordable housing. My biggest concern is how Richmond will pile on tax for such a unit.

153. Molly Armus (*District 6*)



154. Miranda Montgomery (*District 6*)

155. Brock Hall (*District 6*)

Strongly in favor of legalizing ADUs. It's a confusing and silly prohibition that doesn't affect density much but does reduce the quality of rentals (ie. No kitchen appliances).

156. Michael Truxton (*District 4*)

157. John Murden (*District 4*)

158. Neda Rehan (*Henrico*)

159. Natalie Sarcona (*District 5*)

160. Nathan Pal (*Hanover*)

161. Nicholas Donohue (*District 2*)

Please support this ordinance.

162. Nicholas Wright (*District 7*)

163. Noah Holmes Foster (*District 2*)

Richmond's affordable housing crisis is well documented. ADUs provide an opportunity to add density to residential areas while enhancing urban form.

164. Nick Banta (*Henrico*)

165. Joshua Hoover (*District 2*)

166. Natalie Wilson (*District 1*)



167. Joan Oberle (*District 2*)

I support ADUs. They provide an opportunity for families to stay close in the case of a MIL suite, also provide a source of income. Of course, they need to follow code and other specific criteria.

168. Peter Smith (*District 2*)

169. Pamela James-Goodenow (*District 5*)

170. Peter Coughlin (*District 5*)

171. Jeffrey Pfannenstein (*District 2*)

172. Phil Cunningham (*District 7*)

173. Sven Philipsen (*District 5*)

174. Pippa Holloway (*District 5*)

175. Christopher Plummer (*District 8*)

We know that home prices are a function of the elasticity of supply, so this is one step toward improving that aspect. And the infill of usable land improves neighborhood dynamics and socialization.

176. Samuel Jones (*District 3*)

177. Richard Hankins (*District 4*)

A vital ordinance to address our housing crisis!

178. Riley Champine (*District 4*)

Making ADUs easier to build is an obvious step to start seriously fixing Richmond's housing crisis. Let's pass this now!



179. Robert McNierney (*Louisa*)

180. Rob Risque (*District 7*)

181. Robert McArdle (*District 2*)

182. Ross Hoppe (*District 5*)

183. Ruth Twiggs (*District 5*)

184. Cecil Rybak (*District 7*)

185. Sami Alsawaf (*District 2*)

186. Sam Hallack (*District 7*)

187. Sarah Davis (*District 4*)

188. Sarah Mosher (*District 3*)

189. Steven Carter-Lovejoy (*District 5*)

190. Sharon Shaw (*District 4*)

Please approve Ordinance 2023-196 to make it legal and easier for homeowners to add ADU's to their property. We need that flexibility in affordable housing options

191. Sheryl Johnson (*District 3*)

192. Samantha Kenny (*Henrico*)

193. Samuel Poth (*Henrico*)

194. Scott Winiecki (*Henrico*)



195. Sarah Weisiger (*District 1*)

196. Sophie Blumberg (*District 5*)

197. Justin Kay (*District 5*)

Accessory dwelling units only add value and market flexibility for renters and homeowners alike.

198. Samuel Jones (*District 5*)

199. Stacey Smith (*District 2*)

200. Mary Doerr (*Chesterfield*)

201. Daniel Stokes (*District 5*)

Housing is a human right.

202. Mary-Helen Sullivan (*District 2*)

203. Susan Miller (*District 2*)

204. Susan Martin (*District 5*)

Great help for aging in place!

205. Susannah Bennett (*District 6*)

Do it.

206. Tyler Levinson (*District 3*)

Let me build a home for my sick mother in law!

207. Robert Tedder (*District 5*)



208. Cal Ries (*District 2*)

Richmond City needs to increase the supply of and decentralize the ownership of housing. Easing the restrictions on and reducing the hurdles in creating ADUs is a great step towards this.

209. Tetra Silverberg (*District 7*)

210. David Maughan (*District 6*)

211. James Gillespie (*District 7*)

212. Tracey Heckel (*District 7*)

213. Thomas Marlowe (*District 5*)

I have been priced out of living in my home city. This ordinance would help lower rents overall and provide more housing. As a low-income single working adult, someone who isn't eligible for any type of housing assistance, this ordinance would allow me to move home!

214. Turand Paige (*Henrico*)

215. Micah Gordon (*District 2*)

216. Jon Heckel (*District 7*)

217. Steve Varvel (*District 4*)

218. Chris Crowley (*District 4*)

Seems obvious.

219. Virginia Martin (*District 1*)



220. Vanessa Nesbitt (*District 7*)

ADUs contribute to economic, environmental, and social stability, making our existing housing stock more efficient.

221. Nick Cooper (*District 3*)

222. Mason Watkins (*District 6*)

223. Wes Mills (*Henrico*)

224. Will Bynum (*District 4*)

225. Shatanik Bhattacharjee (*District 4*)

226. Rach Sheeran (*Chesterfield*)

Help us have more freedoms to do what we want with our own property. It will solve many problems.

227. Michael Wiebe (*Henrico*)

Legalize these! Adequate and dynamic housing is crucial for a healthy economy.

228. William Wilson (*District 2*)

Jackson Ward has lots of large lots serviced by alleys. Perfect for ADU's! More density here helps with the revitalization of the Broad St\ 2nd St retail corridors.

229. Warren Lowery (*District 3*)

230. Christopher Yakubisin (*District 3*)

231. Chris Yenson (*District 7*)

232. Wyatt Gordon (*District 6*)

Let's build more housing so people of all incomes and ages can find a home that suits their needs in our city!



233. Yue Yu (*District 1*)

234. Zach Harwood (*District 3*)

235. Zully Jandres (*Chesterfield*)

From: PDR Land Use Admin
Sent: Thursday, July 13, 2023 10:01 AM
To: Oliver, Alyson E. - PDR; Ebinger, Matthew J. - PDR
Subject: FW: Letter of Support - ORD 2023_196

From: Will Wilson [<mailto:will.h.wilson@gmail.com>]
Sent: Wednesday, July 12, 2023 8:00 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Letter of Support - ORD 2023_196

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello –

My name is Will Wilson, and I am a resident of the 2nd District's Jackson Ward neighborhood. I'm writing to express my support for Ordinance 2023-196. In moving forward with this legislation please steer away from attempts to impose carve-outs, caps, or exceptions that lessen the impact of this proposal. ADU policy has the most potential to alleviate our housing crisis when we make it straight forward for applicants to build and for all people the ability to rent. Here in Jackson Ward our neighborhood is largely built out along the street front. Opening up land adjacent to our alley ways will bring in new residents to support the Broad and 2nd St business districts. Please see this ordinance through as worded. Thanks!

From: PDR Land Use Admin
Sent: Thursday, July 13, 2023 10:00 AM
To: Oliver, Alyson E. - PDR; Ebinger, Matthew J. - PDR
Subject: FW: ORD 2023-196

From: Andrew Bryant [<mailto:bryant.andrew01@gmail.com>]
Sent: Wednesday, July 12, 2023 7:54 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: ORD 2023-196

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Hello,

My name is Andrew Bryant. I'm a software engineer, artist, and resident of the seventh district.

I'm writing in support of ordinance ORD 2023-196, which will allow accessory dwelling units (ADUs) by right across the city.

ORD 2023-196 has the potential to expand the city's housing supply, thereby increasing housing affordability. With more affordable housing, Richmond's artists and professionals will be better able to build their lives in Richmond and contribute to its amazing culture.

Sincerely,
Andrew

From: PDR Land Use Admin
Sent: Thursday, July 13, 2023 10:00 AM
To: Oliver, Alyson E. - PDR; Ebinger, Matthew J. - PDR
Subject: FW: Supporting ADU's

From: David Maughan [<mailto:thedavidjmaughan@gmail.com>]
Sent: Wednesday, July 12, 2023 7:53 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Supporting ADU's

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi Richmond Planning Commission,

My name is David Maughan and I live in Manchester in Richmond's 6th District. I wanted to voice my support for ORD 2023-196 to allow ADU's by right without limit or exception across the city. I think this is important to create more housing options in the city both for families to stay together and for other residents to have more rental options. Please pass this as-is as a critical step toward addressing our housing crisis emergency.

Thank you for your time and efforts towards creating affordable housing in Richmond!

--

David Maughan
[LinkedIn](#)
(203) 444-2020
thedavidjmaughan@gmail.com

From: PDR Land Use Admin
Sent: Thursday, July 13, 2023 10:00 AM
To: Oliver, Alyson E. - PDR; Ebinger, Matthew J. - PDR
Subject: FW: Supporting ORD 2023-196

-----Original Message-----

From: Charles Yang [<mailto:charlesxyang@gmail.com>]
Sent: Wednesday, July 12, 2023 7:41 PM
To: PDR Land Use Admin <PDRLandUseAdmin@rva.gov>
Subject: Supporting ORD 2023-196

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hi,

My name is Charles Yang and I support ORD 2023-196 to allow ADU by right. We desperately need more housing in the city and this ordinance will allow for more housing options. ADUs also allow families like mine, which have lived in the same house in Richmond for 20+ years, to keep our family homes as families and parents age and we start thinking about grandkids. I urge planning commission to support this ordinance and pass it to city council without delay.

Thanks,
Charles Yang



Housing Opportunities Made Equal of Virginia

626 East Broad Street, Suite 400
Richmond, Virginia 23219

804-354-0641
VA Relay: 711

Fax: 804-354-0690

www.HOMEofVA.org
help@HOMEofVA.org

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Thomas Okuda Fitzpatrick

Mr. Rodney M. Poole, Esquire
City of Richmond Planning Commission
900 E Broad Street, Room 511
Richmond VA 23219
via email

July 14, 2023

Mr. Chair: I am writing to express the support of Housing Opportunities Made Equal of Virginia (HOME) for Ordinance 2023-196, which will make Richmond neighborhoods more racially inclusive and support the housing stability of long-time homeowners.

Reserving large areas of the city for single-family usage has social costs. Single-family homes are often out of reach financially for lower-income households, which effectively excludes low-income residents from residence in neighborhoods reserved for single-family usage and the public, private, and social benefits of participating in the community of those areas. People of color account for a disproportionately high share of the city's lower-income households, and so this exclusion also has a negative impact on racial equity and integration—costs that are further exacerbated by the legacy of institutionalized segregation.

Ordinance 2023-196 will provide modest opportunities to make more inclusive, both in terms of income level and race, areas of the city that are primarily reserved for single-family. The ordinance will allow accessory dwelling units on any lot zoned for single-family usage. Housing Forward Virginia, a well-regarded housing policy thinktank, has called accessory dwelling units “a useful means of supplying more affordable housing in high-cost neighborhoods.” The housing opportunities provided by these new affordable housing units will be beneficial for social equity in our housing markets. In their recent *Zoning and Segregation in Virginia* report, authors from McGuire Woods recommended allowing accessory dwelling units as a measure to increase integration along the lines of income level and race.

Allowing accessory dwelling units will not only open new housing opportunities. It will also provide options for long-time owners who are struggling to stay in the homes they love because of gentrification pressures and ageing or disability challenges. Accessory dwelling units can be rented out to offset rising homeownership costs or leant to live-in caretakers who may need a private space of their own.

The options provided by accessory dwelling units will increase affordability, inclusivity, and stability for our city's residents, and I urge the Planning Commission to adopt Ordinance 2023-196 for these reasons.

Sincerely,

Thomas Okuda Fitzpatrick