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Loudoun County Department of Housing & Community Development:

I am writing today on behalf of the Dulles Area Association of REALTORS® to express concern regarding the current draft of the Regional Fair Housing Plan for Loudoun County.

As REALTORS®, we strive to provide broader homeownership availability, accessibility, and affordability in all communities. As such, it is imperative that such plans are carried out carefully and with great consideration.

While we applaud the plan's intent and align with the goal at hand, the Regional Fair Housing Plan draft clearly states that Loudoun County needs to uphold and fulfill the Unmet Housing Needs Strategic Plan (UHNSP) in conjunction with the county's Zoning Ordinance.

As the Regional Fair Housing Plan draft points out, Loudoun County is undergoing a "wholesale zoning ordinance update" which, in its current state, disregards and conflicts with the UHNSP, fundamentally blocking the ability to enact this Fair Housing Plan in Loudoun County.

DAAR pointed out last year when commenting on the zoning rewrite that any changes to the zoning ordinances in Loudoun County should uphold the UHNSP. Should the county fail to ensure these plans work in harmony, this newly proposed Fair Housing Plan would be nearly impossible to see through.

As the cost of living and lack of affordable housing continues to create considerable racial disparity in the county, we believe there needs to be a strong shift in priority toward high-density housing. Instead, the county is currently attempting to put zoning ordinances in place which allot minimum lot size and occupancy requirements, directly impacting and conflicting with the Fair Housing Plan draft.

With the proper zoning ordinances in place, we believe the goals outlined in the Unmet Housing Needs Strategic Plan and the Fair Housing Plan are achievable. We urge the Planning Commission to examine these inconsistencies to ensure a plan is implemented that works to realize a more diverse and inclusive Loudoun County.

Sincerely,

A handwritten signature in black ink that reads 'Amanda Brewer'.

**Amanda Brewer**

Chief Executive Officer

Dulles Area Association of REALTORS®