

## DULLES AREA ASSOC. OF REALTORS FOCUS GROUP INPUT – FEBRUARY 5, 2020

MEETING DATE	COMMUNITY GROUP/ADVISORY BODY	COMMENT
2/5/2020	Dulles Area Association of Realtors	Process takes too long.
2/5/2020	Dulles Area Association of Realtors	Want rewrite to address attainable/unmet housing. Want to see more built. Increase ADU requirements. Focus on more than younger people.
2/5/2020	Dulles Area Association of Realtors	Market based housing that is smaller and more affordable. Market will be a problem if not addressed. \$200,000 houses needed, tiny houses, condos.
2/5/2020	Dulles Area Association of Realtors	People cannot afford to downsize and stay in the County/they will leave if they cannot. Get creative –allow for more permitted accessory units, room rentals.
2/5/2020	Dulles Area Association of Realtors	Allow more family subdivision/improve annual process.
2/5/2020	Dulles Area Association of Realtors	Create tax credit for those who cannot afford housing. There is some relief but not enough.
2/5/2020	Dulles Area Association of Realtors	Institute maximum unit sizes.
2/5/2020	Dulles Area Association of Realtors	Financing - VHDA, more creative funding sources for affordability, increase density for affordability, seller/joint venture of land, look to Europe for example.
2/5/2020	Dulles Area Association of Realtors	Hard to find out future development plans. Current status and future status of land should be accessible to public.
2/5/2020	Dulles Area Association of Realtors	Need areas designated for attainable housing. Should not be age based. We need to plan for future housing needs.
2/5/2020	Dulles Area Association of Realtors	It is difficult to find answers about zoning, development projects, etc., on their own. Create process to do own research and not have to ask County.
2/5/2020	Dulles Area Association of Realtors	Time consuming, complex process.
2/5/2020	Dulles Area Association of Realtors	Rejected applications, helpful if applicant's know what is expected at outset (checklist). What is needed in the community to assist in speedier approval process?
2/5/2020	Dulles Area Association of Realtors	Create ability to change/redevelop existing commercial to mixed-use, add residential flexibility in zoning.

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2/5/2020	Dulles Area Association of Realtors	Incorporate what we have learned from past development issues like location of portions of Raspberry Falls Water/Selma in the Floodplain Overlay District.
2/5/2020	Dulles Area Association of Realtors	By-right housing. What is future development potential?
2/5/2020	Dulles Area Association of Realtors	Phased development causes loss of additional parking.
2/5/2020	Dulles Area Association of Realtors	Consider development related to transition area and rural area, certain uses may not be appropriate for residents in these areas.
2/5/2020	Dulles Area Association of Realtors	Use of space - limited availability ensures density.
2/5/2020	Dulles Area Association of Realtors	Density in eastern zoning districts preserve rural west. Density and amenities should be balanced in the east. West should stay rural.
2/5/2020	Dulles Area Association of Realtors	Cost - keep if flexible, ensure green space, use for businesses, uses can change to serve the community. Rural tourism only does so much.
2/5/2020	Dulles Area Association of Realtors	Landownership influences but flexible zoning may effect change. County should take initiative [to institute flexible zoning] because it maintains value of property.
2/5/2020	Dulles Area Association of Realtors	County needs the ability to adjust because of land values. Zoning/permitted uses drive land value, then other uses are not able to stay in the market. For example, data centers are increasing land values. Also, ability to quickly respond and redevelop vacant commercial centers, such as the Walmart in Leesburg.□
2/5/2020	Dulles Area Association of Realtors	Ensure non-residential appropriately.
2/5/2020	Dulles Area Association of Realtors	Data centers. What will happen in the future when the need/size changes? Still seeing the need for data centers and their effect on real-estate. Change may be 20-30 years from now, which is not far away. What could they be? Housing? Locational change.
2/5/2020	Dulles Area Association of Realtors	Need creative approach to reusing failing retail/commercial. For example, Dulles Town Center.