



## VIRGINIA HOUSING ALLIANCE

# ADUs By-Right

A bill to require that all localities permit accessory dwelling units by-right

### The Goal

To increase Virginia's supply of affordable housing by giving homeowners the right to repurpose or build an additional housing unit on their property.

#### WHAT IS AN ADU?

Accessory Dwelling Units (ADUs) are residential units that exist on the same parcel as single-family homes. In order for a single-family homeowner to add an ADU, they must go through an expensive and time consuming process with the local government.

#### WHAT ARE THE BENEFITS OF ADUS?

##### A LOW HANGING FRUIT FOR ADDRESSING VIRGINIA'S AFFORDABLE HOUSING SUPPLY CHALLENGE

- **No additional land costs**
  - the cost of land is one of the greatest barriers to the creation of new housing. ADUs exist on already owned land.
- **A cost-effective option for older adult homeowners to downsize to smaller and accessible living spaces and rent out the larger home on the property.**
- **An option for younger homeowners to have a space for aging relatives or caretakers.**
- **An option for homeowners to offer an affordable home to their extended family, aging relatives, or non-related renters.**
- **An additional source of income for retirees on limited incomes.**

#### THE NEED

Virginia has a shortage of **over 200,000** affordable, quality, and accessible rental homes



**Enabling ADUs by-right**  
=  
**Quicker, less costly route to more homes**



Fewer barriers such as special use permit process, fees, and parking requirements, mean a greater likelihood homeowners will opt to create ADUs.