

So what kind of local issues has FAAR advocated on recently?

Stafford County Downzoning

What happened?

Stafford County sought to restrict the rights of private property owners by increasing the minimum lot size in agriculturally zoned areas from 3 acres to 10 acres. This action applied to family subdivisions as well, greatly reducing lot yields, and impacting smaller parcels in the County the most.

What did FAAR do?

The Association engaged in a year-long advocacy battle educating local elected officials on the impacts to property owners and the potential impact to affordability in the County. FAAR launched a Call for Action, hosted many meetings with officials, and spoke at County meetings.

What was the outcome?

The Board ultimately voted 5-3 in favor of a compromise to downzone from 3 acres to 6 acres. FAAR's efforts helped stave off the more onerous proposal of a 10-acre lot minimum and also put family subdivision into the spotlight, which is poised for a fix soon.

Spotsylvania Short-Term Rental Restrictions

What happened?

In the spring of 2021, the Spotsylvania County Board of Supervisors raised the idea of enacting greater regulations on short-term rentals that could significantly impact property owners' ability to rent their homes as they see fit.

What did FAAR do?

FAAR quickly engaged with Supervisors and sent a letter of concern outlining the impacts to property owners who have long been renting their properties

What was the outcome?

The issue is ongoing but the County and FAAR have open lines of communication as the process moves from idea phase to recommended ordinance phase.

Affordable Housing

What happened?

The super-heated local real estate market renewed ongoing conversations about how many middle-and low-income residents cannot compete when trying to buy a house. FAAR and individual Realtor® members have been a part of those discussions since their inception but the Association has never adopted specific policies on how to address the issue.

What did FAAR do?

FAAR secured a grant from the National Association of Realtors® to lay out an action plan to advocate for policies that can actually move the needle on housing accessibility and affordability. As part of that effort, the consultant held a meeting to field test the ideas to see what approaches Realtors® thought would have the biggest impact.

What was the outcome?

FAAR intends to develop an advocacy plan around affordable housing to engage local elected officials and enact policies that will have an impact.