

HOUSE BILL NO. 2494

AMENDMENT IN THE NATURE OF A SUBSTITUTE

(Proposed by the House Committee on Counties, Cities and Towns

on February 3, 2023)

(Patron Prior to Substitute--Delegate Ware)

A BILL to amend the Code of Virginia by adding a section numbered 36-139.9, relating to local housing policy; report to Department of Housing and Community Development.

Be it enacted by the General Assembly of Virginia:

1. That the Code of Virginia is amended by adding a section numbered 36-139.9 as follows:

§ 36-139.9. Local housing policy; report to Department.

A. Any locality with a population greater than 3,500 shall submit annually to the Department a report summarizing the adoption or amendment of any local policies, ordinances, or processes affecting the development and construction of housing taken during the preceding fiscal year. Such report shall contain a description of the following items and, if available, a reference to where additional information can be found on the locality's website:

1. Adoption or amendment of a local proffer policy enacted by the locality pursuant to § 15.2-2298, 15.2-2303, or 15.2-2303.1;

2. Adoption or amendment of any provisions of the zoning ordinance affecting the development, redevelopment, or construction of single-family or multifamily housing;

3. Adoption or amendment of any provisions of the subdivision ordinance affecting the development, redevelopment, or construction of single-family or multifamily housing;

4. Revisions to the comprehensive plan affecting the location, density, or character of single-family or multifamily housing, including the adoption of any zones, areas, or districts designed to encourage residential revitalization, redevelopment, or construction of a targeted geographic area;

5. Adoption or amendment of any ordinances, incentives, or policies designed to encourage the development, redevelopment, or construction of housing, including accessory dwelling unit ordinances,

27 affordable dwelling unit ordinances pursuant to § 15.2-2304, 15.2-2305, or 15.2-2305.1, fee waivers,
28 density bonuses, waiver or reduction of local parking requirements, new construction or rehabilitation tax
29 incentives, expedited plan review or permitting programs, and development standard modifications;

30 6. Changes to any local fees associated with the reviewing, permitting, and construction of
31 residential development activities; and

32 7. Any studies or reports conducted and published by the locality related to local housing (i) market
33 conditions, (ii) supply, (iii) trends, or (iv) projections.

34 B. Reports submitted by localities pursuant to this section shall be submitted to the Department
35 annually by September 1 for the preceding fiscal year. Reports shall be submitted in accordance with any
36 forms and requirements developed by the Department, in consultation with the Commission on Local
37 Government. The Department shall make all reports available to the public on its website.

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