



# Virginia Housing Commission

Elizabeth A. Palen

# The Legislature

The Virginia General Assembly is made up of two legislative bodies: The House of Delegates and the Senate. The House of Delegates is presided over by the Speaker of the House, while the Senate is presided over by the Lieutenant Governor of Virginia.

## Convenes

- The General Assembly convenes on the second Wednesday in January.
- In even-numbered years, the session is held for 60 days.
- In odd-numbered years the session is held for 30 days.
- Special session may be called by the Governor

## Process

- Bills are first heard in Committees.
- If a committee passes a bill, the bill is voted on by that chamber.
- During Cross-over bills passed by a chamber are sent to the other chamber for discussion.
- If those bills pass both houses, the bill is signed into law by the Governor.

## Referred

- The majority of bills assigned to VHC are referred during the legislative session.
- Committees who often refer bills are:
  - House General Laws
  - House County, Cities, and Towns
  - Senate General Laws
  - Senate Local Government

# Commission Members

## Legislative Members

Delegate Danny Marshall

Delegate David Bulova

Delegate Carrie Coyner

Delegate Buddy Fowler

Delegate Briana Sewell

Senator Mamie Locke

Senator George Barker

Senator Ghazala Hashmi

## Governor Appointees

Joshua Goldschmidt

James Forest Hayes

Laura Lafayette

## Commission Staff

Elizabeth A. Palen  
Executive Director

Jesseca Hoff  
Research & Policy Analyst

Grace Fischbach  
Executive Assistant

# Mission

The Virginia Housing Commission (VHC) exists to study and provide legislative solutions to ensure the availability of safe, sound and affordable housing in Virginia.

The Commission also studies and makes recommendations concerning real property, community development, land-use, and other housing-related issues.

The Commission is a standing Commission comprised of legislative members as well as Governor Appointees. The Commission generally meets as a body four times per year and does not meet during the Legislative Session. Workgroups, whose membership is formed with appointed stake holders, offer recommendations on proposed legislation for consideration to the full Commission.



# Commission History

1

## THE BEGINNING

*In 1970, the Virginia Housing Study Commission was established by the Virginia General Assembly. It was comprised of nine members, a chair chosen and three members appointed by the Governor, three appointed by President of the Senate, and three appointed by the Speaker of the House of Delegates.*

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## LEGISLATIVE COMMISSION

*In 2004, the Virginia Housing Study Commission became a legislative commission with the new name of Virginia Housing Commission. The membership increased to eleven members, three appointed by the governor, three appointed by the Senate Committee on Rules, and five appointed by the Speaker of the House. A chair and vice-chair are elected by Commission members every two years.*

3

## INDEPENDENT COMMISSION

*In 2021, the VHC became an independent commission. Membership rules have remained the same.*

The Commission has workgroups where specific housing issues are heard and discussed. The chair or vice-chairs of a workgroup are members of the full Commission and are chosen by the Virginia Housing Commission Chair.

Currently there are two permanent workgroups within the Commission; Local Land Use and Community Living Workgroup & Landlord Tenant Law, Real Estate Law, and Affordable Housing Solutions Workgroup.



**Real Property,  
Community  
Development, and  
Best Land-Use  
Practices**

Delegate Marshall  
Chair



**Land Use and  
Community Living**

Delegate Bulova  
Chair

# Workgroups



**Landlord Tenant  
Law, Real Estate  
Law, and  
Affordable  
Housing**

Delegate Coyner  
Chair



**Short-Term  
Rentals**

Laura Lafayette &  
Lee Vogler  
Vice-Chairs



# Current Bills

## LANDLORD TENANT LAW, REAL ESTATE LAW, AND AFFORDABLE HOUSING SOLUTIONS

1

*SB 1278 Boysko, J -- Rent Stabilization*

*HB 1836 Jenkins, C -- Writs of Eviction*

*SB 1089 Ebbin, A -- Writs of Eviction*

*Hashmi, G by letter SB 922 --income tax, state;  
Manufactured home park sales*

*Deeds, C by letter -- Tax-exemption*

*Surovell, S by letter -- Affordable Housing Tax Credit*

## REAL PROPERTY, COMMUNITY DEVELOPMENT, AND BEST LAND-USE PRACTICES

2

*HJ 507 Marshall, D -- Affordable and Workforce Housing*

*HB 1413 Marshall, D -- Industrial Development Authorities*

*HB 2045 Carr, B -- Zoning for Housing Production Act*

# Current Bills

## LOCAL LAND USE AND COMMUNITY LIVING

3

**HB 2047 Carr, B** -- Local Zoning Ordinances

**SB 1111 Hashmi, G** -- Vacant Building Registration

**SB 1163 Lewis, L** -- Community Revitalization Fund

**HB 2100 Hudson, S** -- Accessory Dwelling Units

**SB 1428 Surovell, S** -- Foreclosures of Common Interest Communities

**HB 1766 Reid, D** -- Uniform building code; Multifamily residential housing construction projects

**SB 838 Locke, M** -- Vacant Building Registration

**Surovell, S by letter** -- EV Chargers

## SHORT-TERM RENTALS

4

**HB 2271 Marshall, D** -- *Short-Term Rentals*

**SB 1371 Lewis, L** -- *Short-Term Rentals*



# Past VHC Bills

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## EMINENT DOMAIN

- **HB 1820 Suit, T (2005)**-- Eminent Domain; regulations for condemnor's right of entry
- **HB 1821 Suit, T (2005)**-- Eminent domain; procedure for acquisition of property by the State

2

## DERELICT STRUCTURES

- **HB 594 Carr, B (2018)** -- Local Government; Authority to require abatement of criminal blight on real property
- **SB 451 Dance, R (2018)** -- Local Government; Authority to require abatement of criminal blight on real property

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## CHINESE DRYWALL

- **HB 1610 Oder, G (2011)** -- Defective Chinese Drywall; Disclosure of Information; Real Estate Tax Exemption
- **SB 942 Miller, J. (2011)** -- Defective Chinese Drywall; Disclosure of Information; Real Estate Tax Exemption

IMAGE CREDIT

# Past VHC Bills

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## LAND BANKS

- **SB 414 Barker, G (2016)** -- Land Bank Entities Act

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## EVICITION

- **SB 1448 Locke, M (2019)** --Eviction; writs of possession and eviction
- **HB 2007 Aird, L (2019)** -- Eviction; writs of possession and eviction
- **SB 1676 Stanley, W (2019)** -- Virginia Residential Landlord and Tenant Act; rental agreement, provisions made applicable by law
- **HB 2054 Carr, B (2019)** --Virginia Residential Landlord and Tenant Act; rental agreement, provisions made applicable by law
- **SB 1626 Barker, G (2019)** -- Unlawful detainer; appeal bond
- **SB 1627 Barker, G (2019)** -- Summons for unlawful detainer; initial hearing, subsequent filings, termination notice

# Southside Virginia Housing Statistics

## Median home prices in many Southside localities are rising at a faster rate than in Virginia overall.

Median Home Sale Prices from July to August (2023)

Danville: \$170,000 - 28.8% increase  
Martinsville: \$ 131,600 - 46.2% increase  
Petersburg: \$ 187,000 - 13.3 increase

Danville Register & Bee

## Danville housing demand is high

Danville expects to see 3,900 new jobs arrive by the spring of 2024.

Danville needs 1,536 more apartments and 234 new single family homes on top of the existing demand for the 760 apartments and 606 family homes in Danville.

Danville Register & Bee

## Virginia's Outlook as of August 2023

The Virginia housing market had 19.1% fewer sales in August than last year. Statewide median sales price in August was \$400,000, up 7% from last August.

While the number of homes on the market decreased by 8.9% compared to last year, Virginia's months of supply reached 2 months for the first time in three years, up from 1.6 months on year ago.

Competition remains high even as sales activity has slowed to a decade low

VA Realtors reports

## Outlook on the Country's Housing Starts

Residential construction starts decreased 11.3% in August with both single-family and multi-family starts declining month-over-month to the lowest rate since 2020

Multi-family starts accounted for most of the overall slowdown, down 26.3% month-over-month and 41.0% year-over-year.

However, permits have accelerated to the fastest pace since May 2022, indicating expected future demand. Both single and multi-family construction permitting increased month-over-month.

The Census



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# Contact

Next Commission Meeting:

December 19, 2023 in the  
General Assembly Building,  
room to be determined