



# VIRGINIA HOUSING **ALLIANCE**

## **2024 General Assembly**

Legislative Report Card  
and Next Steps

March 12, 2024

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# Where are we now?



**March 9, 2024**

**April 8, 2024**

**April 17, 2024**

**??**

**July 1, 2024**

The last day of the 2024 legislative session (also known as Sine Die)

The deadline for the Governor to take action on bills passed by the General Assembly

The Reconvened Session when legislators return for a day to respond to the Governor's actions

The Governor can call a Special Session anytime, which may be necessary if they have not yet reached agreement on the budget

The day when most new bills go into effect and officially become law



# Affordable Housing

- \$12.5M increase to the Virginia Housing Trust Fund yearly (total of \$87.5M). The HTF supports the creation and preservation of affordable homes and the activities of homeless service providers across the state.
- SB 597 (Sen. McPike) gives localities more tools to encourage the development of affordable housing. It would enable all localities to enact affordable dwelling unit ordinances or inclusionary zoning programs.
- HB 1398 (Del. Bennett Parker) focuses on affordable housing preservation. It would enable localities to establish a right of first refusal (ROFR) during the sale of publicly supported multifamily properties at risk of expiring affordability.



# Manufactured Homes

- HB 1397 (Del. Krizek) gives mobile homeowners the chance to purchase their park or receive adequate relocation expenses if forced to move due to redevelopment. Also, the bill gives localities in Planning District 8 a right of first refusal during the sale of mobile home parks.
- HB 572 / SB 232 (Del. Delaney, Sen. Hashmi) increases resident protections and removes confusion from the Manufactured Home Lot Rental Act.
- \$5M to launch the Mobile Home Revolving Loan Fund pilot for one year, which would assist nonprofits and associations of tenants residing in manufactured home parks acquire land on which homes reside.



# Housing Instability

- \$675,000 each year in capacity funding for Continuum of Care lead agencies to support the growing need for homeless assistance and prevention services. CoCs are regional or local planning bodies that coordinate housing and services funding for homeless families and individuals.
- \$150,000 increase for the Virginia Eviction Reduction Program, which distributes flexible funding to local community serving organizations to prevent evictions at the individual and systemic level.
- DENIED: Funding to establish the 5,000 Families program, which would have provided ongoing rental assistance to low-income families with school-aged children.

# Home-ownership

- \$5M to launch the Homeownership Initiative for Low-Wage Families pilot for one year, which would provide down payment assistance to create deeply affordable homeownership opportunities.





# Community-based Housing

- \$3M increase to the Permanent Supportive Housing program each year, which provides long-term rental assistance and support services to adults with serious mental illness, with priority for those leaving psychiatric hospitals or experiencing homelessness.
- \$1M increase to the State Rental Assistance Program each year, which provides independent living opportunities through long-term rental assistance for adults with intellectual and developmental disabilities.



# Tenant Rights



- Several bills passed related to transparency, junk fees, criminal background screening, eviction record expungement, habitability concerns, protection from retaliation, and more. There were attempts to allow localities to create rent stabilization or anti-rent gouging ordinances but the bills did not pass.
- HB 597 / SB 479 (Del. Price, Sen. Aird) empowers cities, counties, and towns to file suit against slumlords to force compliance with the health and safety standards of the VRLTA.
- HB 598 (Del. Price) gives tenants more time to catch up on rent before facing an eviction.

# For more information...

Check out the legislative trackers we have on our website that provide detail about the vast majority of housing-related bills proposed during this session. Our budget tracker is not as detailed, but you can click on the links for an item to learn more.



## 2024 Budget Tracker

Amendments to the FY25-26 Budget that VHA is monitoring during the 2024 Gen

Drag here to set row groups

5000 Families ↓	Housing Trust Fund	CoC Funds	High Needs Support	Per...
Take Action!	Take Action!			
102#3s Hashmi	102#5s Ebbin	102#1s Locke	288#12s Deeds	2...
102#1h Coyner	102#27h Bulova	102#22h McClure	288#8h Carr	2...
	102#2h Bennett-Pa...	102#20h Herring		

Map



## 2024 Bill Tracker

Housing-Related Bills VHA is monitoring during the 2024 General Assembly

Drag here to set row groups

Bill #	Topic(s)	Summary	Sponsor List
HB1105	Land Use - Zoning	Housing; Zoning for Housing Production F...	Betsy Carr (D)*, Kar...
HB1122	Land Use - Zoning	Affordable housing; City of Richmond. Ad...	Betsy Carr (D)*
HB1397	Manufactured H...	Manufactured Home Lot Rental Act; man...	Paul Krizek (D)*, Ka...
HB1398	Housing - Misc.	Preservation of affordable housing; definit...	Elizabeth Bennett-P...



**What can we do from here?**

# Local Advocacy:



It is really important that we advocate for our localities to take advantage of the new tools and authority granted by the General Assembly (pending Governor approval).

- Establish an Inclusionary Zoning program to incentivize developers to include affordable units in any new market rate project.
- Establish and exercise the right of first refusal (ROFR) to preserve affordable housing and prevent displacement.
- Hold slumlords accountable through legal action.
- Unfortunately, the Mobile Home ROFR is limited to Planning District 8...





# State Advocacy:

At this point, the future is very uncertain for all of these bills and budget items. It is important that we demonstrate support for these priorities and put pressure on the Governor to allow them to become law.

- Write to the Governor. Write to your legislators to express your support and ask them to hold the line in negotiations with the Governor.
- Share information and/or stories about these bills currently being evaluated by the Governor. Write an op-ed, call a press conference, post on social media, organize sign-on letters, etc.
- Sign up for VHA's newsletter and action alerts to receive updates and calls to action.



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**Thank you!**

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