GA26 Housing Strategy List

Green – Support (Board Report, p. 14)			
HB 4	Bennett-Parker	Preservation of affordable housing; definitions; civil penalty, ROFR	Expressed some concerns over the timeframe requirements being feasible. Patrons are interested in working outside of the session to address issues.
HB 374	Krizek	Manufactured Home Lot Rental Act, landlords' requirements, and fees	Staff worked with the patron and advocates to improve language.
HB 375	Krizek	Manufactured Home Lot Rental Act; right of first refusal; resident entities and localities.	Historical Position
SB 629	Srinivasan	First-time home buyer savings plan; townhouses; principal limits.	Another tool to help make housing more affordable for residents, especially first-time home buyers.
HB 806	Carr	Industrial development authorities; housing.	Provides tools in localities that do not have EDAs or Housing Authorities. Increased housing stock is needed across the state to address needs.
Oppose - May be able to amend			
HB 594	Simonds	Affordable housing developments, certain; expedited approval.	Permissive to allow expedited review. Likely would not implement and does not support administrative rezoning approval.
HB 1122	Reid	Vested rights	Could be acceptable with edits, it is like what we already do but concerned that this will create confusion. The mandated timeline for responding is 14 days. These are complicated determinations, and 14 days is not realistic.
HB 946	Franklin	Income tax, affordable rental housing tax credit	Unclear on what would be considered "affordable"; such a benefit should only be provided to landlords who are providing units well below market. Amend by ensuring DHCD understands the local markets and ensuring that the rents are below market.
Policy Consideration - May affect local land use.			
HB 611/SB 531	Cohen/ Srinivasan	Zoning, development, and use of accessory dwelling units.	We are currently undertaking an update to ALU provision with robust community outreach, and we should keep that decision local; if by-right ALUs are desired, we should allow form to be determined at the local level. The current bill would, in essence, allow a second primary dwelling rather than an accessory/secondary unit.

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HB 655	Maldonado	Zoning; manufactured housing, allow manufactured housing in any single-family home district	Likely to not have much utilization in Fairfax due to land prices; concerned if the current format by-right ALU bills pass (could see more use as ALU) -- policy question for board.
HB 854	Cousins	Real property tax; local classification or designation for property.	Great new tool to help build and maintain existing affordable housing, but it would maintain a local revenue decrease.
HB 594	Simonds	Affordable housing developments, certain; expedited approval	Currently, rezoning property is a legislative action. This would be transferred to the Zoning Administrator. It is permissive, could streamline the affordable housing review process, and would be subject to the discretion of local ordinance adoption. It would be better to allow the local governing body to amend the ZO to allow an administrative process for the construction of affordable housing.
Oppose - Limits Local Authority			
HB 708	Thomas	Timely local decisions on certain land use permits, incentives, and penalties	Projects are often not ready (based on the quality of submitted materials) and will have to be denied or approved without fixes. This could potentially lead to lower quality development or, if denied, would have to start the process again (and pay again). This will have the opposite effect of desired.
HB 804/SB 488	Helmer/ VanValkenburg	Localities; statewide housing targets.	How do we control the market? We do not build except for some affordable housing units.
HB 816/SB 454	Helmer/ VanValkenburg	Zoning; by-right multifamily development	Issue calling out a zoning district type, as localities define them differently.
HB 1212	Sewell	Small lot residential zoning districts requires 3,00 square foot lots	Unsure how to implement it.
SB 717	Salim	Transit-oriented housing overlay districts; and report	We already provide for robust development opportunities around our transit stations and activity centers. Exempt Urban County Executive form of government.
HB 888	Shin	Zoning: minimum off-street parking requirements in certain areas	We already do much of this, but this goes further than our current ordinance.
HB 1279/SB 367/SB 388	Cole/ Carroll Foy/ McPike	Affordable housing, religious organizations, and other nonprofit tax-exempt properties	Could support if this were a permissive bill that specifically allowed SE/SP as a way of speeding up the process, but keeping legislative authority