

# COMMONWEALTH OF VIRGINIA

SENATOR MAMIE LOCKE, Chair  
DELEGATE JOHN COSGROVE, Vice Chair  
ELIZABETH A. PALEN, Executive Director



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## VIRGINIA HOUSING COMMISSION

### SUMMARY

Neighborhood Transitions and Residential Land Use Sub Work Group  
General Assembly Building, 6th Floor Speaker's Conference Room  
June 23, 2009, 10:00 A.M.

**Members present:** Delegate Dance (Chair), Delegate Cosgrove, Delegate D. Marshall (by teleconference), Martin Johnson, John Jordan, Kelly Harris-Braxton, Mark Flynn, Ted McCormack, A. Vaughn Poller, Barbara Valois, Karen Hardwood

#### **I. Welcome and Call to Order** - Chair, Delegate Rosalyn Dance

A. Delegate Dance called the meeting to order at 10:04 AM

#### **II. Discussion of Suggested Legislation (§15.2-900.1)** - Mark Flynn

- A. The authority would apply only to multifamily structures where there are four or fewer units on a property or in a project. The idea is that in larger multifamily projects, a manager is on-site to monitor tenants' activities, so the issue is less in those larger projects.
- B. Notice by the locality should be sent soon after a charge. That way, the landlord can take proactive measures, instead of having to wait the 12 months & then evict a problem tenant or take other actions.
- C. The landlord's pursuit of legal action to evict a problem tenant should be a defense to imposing the penalties. The locality could continue with a demand to have the problem abated, but could not have the civil penalties assessed.
- D. The language regarding illegal discharge of weapons was removed from the legislation

#### **III. Adjourn**

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DELEGATE JOHN A. COSGROVE  
DELEGATE ROSALYN R. DANCE  
DELEGATE ROBERT D. HULL  
DELEGATE DANIEL W. MARSHALL, III  
DELEGATE G. GLENN ODER

SENATOR MAMIE E. LOCKE  
SENATOR JOHN C. WATKINS  
SENATOR MARY MARGARET WHIPPLE

F. GARY GARCZYNSKI  
T. K. SOMANATH  
MELANIE S. THOMPSON