

COMMONWEALTH OF VIRGINIA

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



GENERAL ASSEMBLY BUILDING
910 CAPITOL STREET, SECOND FLOOR
RICHMOND, VIRGINIA 23219
(PHONE) 804-786-3591
(FAX) 804-371-0169
epalen@leg.state.va.us
<http://dls.state.va.us/houscomm.htm>

VIRGINIA HOUSING COMMISSION

SUMMARY

Virginia Housing Commission Norfolk Marriott Waterside, Chesapeake Rooms 1 & 2 235 E. Main Street, Norfolk, VA 23510 November 18, 2009; 1:00 P.M.

Members Present: Senator Mamie Lock, Delegate John Cosgrove, Delegate Rosalyn Dance, Delegate Robert Hull, Delegate Danny Marshall, Delegate Glenn Oder, Senator Mary Margaret Whipple, Gary Garczynski, Melanie Thompson, T.K. Somanath

I. Welcome and Call to Order- 1:15 P.M.

Senator Mamie Locke, Chair

II. Affordability, Real Estate Law & Mortgages Update

Delegate Cosgrove, Chair

- Rental Agreements (HB 2124)
- Landlord & Tenant (HB 2129)
- Neighborhood Stabilization Program
- Housing Discrimination
- Affordable Housing Assessments (SB 299)
 - Assessors are using different capitalization rates, but should be the same;
 - Taxpayer seeking relief shall have burden of proof, putting the taxpayer on a more fair level against the assessor;
 - Assessment should apply for two years.
- Fair Housing Training
- 1031 Exchange Agent Legislation
 - The ability of one party to take money from a house and transfer the funds.
- Interpleader Jurisdiction
 - In general district court, interpleader can be up to \$15,000;
 - In circuit court, interpleader is over \$15,000;
 - With month long dockets, one can pay in court and have the matter resolved in 30 days;
 - In the case of foreclosures where the tenant is on the property, the person holding the security deposit will hold the escrow and the new landlord can determined what to do with the money.

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

- Chinese Drywall

III. Mortgage Sub-Work Group Update

Delegate Marshall, Chair

- Safe Act Legislative Update
 - Transitioned to online mortgage licensing system;
 - Unique identifier to submit products to large Federal companies;
 - Registration now includes mortgage loan originators, mortgage brokers and lenders;
 - This will affect Virginia brokers and small organizations.

IV. Neighborhood Transitions & Residential Land Use

Delegate Dance, Chair

- Zoning Ordinance Enforcement (HB 2653)
- Suggested Legislation (§15.2-900.1)
 - Turned into nuisance;
 - Locality can pursue landlord if the tenants have been charged with three violations in one year.
- Recycled Materials & Buildings (HB 2027)
 - Recycling building materials eases the flow into landfills and puts the product back on the market;
 - Authorizes localities to incentivize certain materials or equipment used;
 - Incentives need to be created for tearing down and reconciling these buildings.

V. Housing & Environmental Standards

Senator Watkins, Chair

- Water Issue
- Sprinkler Systems & Carbon Monoxide Detector Requirements/ Building Code Update
 - Need to figure out to what extent mandatory sprinklers should be included in the Code;
 - In the majority of fire casualties, it is not known if a smoke detector was present and if one was, it's unknown if it went off;
 - There is strong inference that if a detector was present and sounded, the fatality rates are lower;
 - The question to answer is if a sprinkler system would have saved lives.
- Revised Storm Water Regulations
- Home Energy Consumption

VI. Common Interest Communities

Senator Whipple, Chair

- Property Owner's Association Act (SB 1366)
- Common Interest Communities Board & Regulations Update
 - The board gives solutions to the problems with developers without creating legislation;
 - Each Common Interest Community must establish own grievance procedures.

VII. Public Comment

VIII. Adjourn- 3:17 P.M.