

COMMONWEALTH OF VIRGINIA

DELEGATE TERRIE L. SUIT, CHAIR

ELIZABETH A. PALEN, Commission Coordinator



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VIRGINIA HOUSING COMMISSION

Housing Affordability and Real Estate Work Group Meeting

**September 13, 2006
Patrick Henry Building, House Room 1
1:00 p.m.**

Present

Commission Members:

Delegate Melanie Rapp (Chair)
Delegate Bob Hull
Delegate Danny Marshall
Senator Mamie Locke
Senator Mary Margaret Whipple
Andy Heatwole
T. K. Somanath

Advisors:

Bob Adams
Melissa Bondi
Jim Chandler
John G. Dicks
Bill Ernst
Andrew Friedman
Kit Hale
Mark Ingrao
Jim Naggles
Chandler Scarborough
Mike Toalson

Delegate Rapp called the meeting to order at 1:00 p.m.

DELEGATE JOHN A. COSGROVE
DELEGATE ROBERT D. HULL
DELEGATE DANIEL W. MARSHALL, III
DELEGATE MELANIE L. RAPP
DELEGATE TERRIE L. SUIT

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

F. GARY GARCZYNSKI
F. ANDREW HEATWOLE
T. K. SOMANATH

Affordable Dwelling Unit Ordinance; Arlington

Senator Whipple explained the mechanics of the affordable dwelling unit ordinance which was crafted last year through a coalition of developers, local officials, non-profit representatives and others. Arlington County, as part of its comprehensive plan, uses increased densities of development using a floor area ratio, to approve special densities for commercial, mixed-use or residential developments. The ordinance permits on-site or off-site affordable housing or a cash contribution to the county's housing fund in lieu of providing affordable housing units. Senator Whipple said that the ordinance has been working well so far and could serve as a model for other areas to emulate.

Fair Housing Board

Karen O'Neal, Deputy Director for Licensing and Regulation, Department of Professional and Occupational Regulation gave a breakdown of membership for the Fair Housing Board. As directed by the Code of Virginia § 54.1-2344 there are 11 members of the Board. Currently a local government representative, an architect, a representative of the mortgage lending industry, a property and casualty management industry representative, a contractor, a representative of the disability community, a residential land lease industry representative and three citizen representatives compose the membership of the Board. Delegate Rapp suggested that creating a seat for a representative for Multi-family Housing to the Fair Housing Board membership would enhance the Board. The Work Group did not vote on this suggestion.

Residential Property Disclosure Act

Chip Dicks informed the Work Group about the progress being made on the Residential Property Disclosure Act. Prior to 1992 there were no home inspections and most people sold their homes "as is" with the buyer responsible for using due diligence. Most homeowners opted to use a disclaimer form. Throughout the years several required disclosures were required by the Code of Virginia. The statement will now be a disclosure form and include all mandated disclosures. This Act is endorsed by the Virginia Board of Realtors and the Realty Section of the Virginia Bar Association. The final version of this proposed legislation will be presented at the full Housing Commission meeting in November.

The meeting was adjourned at 3:00 P.M.