

# COMMONWEALTH OF VIRGINIA

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DELEGATE CARRIE E. COYNER, Vice-Chair  
ELIZABETH A. PALEN, Executive Director



701 EAST FRANKLIN STREET, SUITE 704  
RICHMOND, VIRGINIA 23219

vhc.virginia.gov

(804) 967-3994

## VIRGINIA HOUSING COMMISSION

### AGENDA

Affordable Housing and Landlord/Tenant Law Work Group  
Tuesday November 26, 2024; 1:00 p.m.  
Senate Room C, the General Assembly Building

- I. Welcome and Call to Order**  
*Senator Ghazala F. Hashmi, Chair*
- II. Overview of the Agenda**  
*Elizabeth Palen, Executive Director, Virginia Housing Commission*
- III. Overview of Greater Virginia Women's Affordable Housing Network**  
*Hope Rutter, Virginia Housing*
- IV. Prohibited Acquisition of Residential Land; Restrictions; Civil Penalty – (SB 693, Sturtevant, G., 2024)**
- V. First-Time Homebuyer Tax Credit – (SB 555, Williams Graves, A., 2024)**
- VI. Income Tax Credit; Adaptive Repurposing of Underutilized Structures – (SB 512, Williams Graves, A., 2024)**
- VII. Updates**
  - a. Real Property Tax Assessments for Affordable Housing**  
*Isabel McLain, Virginia Housing Alliance*
  - b. Affordable Housing on Religious Property**  
*Senator Ghazala Hashmi*
  - c. Disclosures Specifically Related to Fly-Over Zones**  
*David Albo, Williams Mullen Government Relations Attorney Representing Metropolitan Washington Airports Authority*
  - d. Virginia Residential Landlord and Tenant Act; Early Termination of Rental Agreement**  
*Senator Russett Perry*
  - e. Flood Related Disclosures**  
*Delegate Phil Hernandez*
  - f. Eviction Diversion Program**  
*Elizabeth Palen, Virginia Housing Commission*
- VIII. Public Comment**
- IX. Adjourn**

DELEGATE CARRIE E. COYNER  
DELEGATE DAVID L. BULOVA  
DELEGATE DANIEL W. MARSHALL II  
DELEGATE ADELE Y. MCCLURE  
DELEGATE BRIANA D. SEWELL

SENATOR MAMIE E. LOCKE  
SENATOR GHAZALA F. HASHMI  
SENATOR WILLIAM M. STANLEY

JOSHUA GOLDSCHMIDT  
MARTIN JOHNSON  
ASHLEY WELBURN