

Draft Policy Options for Review and Comment

Group	EO Outcomes	November Interim Report
<p>EO Bullet #1</p> <p>Housing Industry Support / Housing-Employment-Transport. Linkages Subgroup</p>	<p><u>Robust finance and construction sectors:</u></p> <ul style="list-style-type: none"> • Streamline state regulations <p><u>Local/Regional Land Use Planning & Regulation:</u></p> <ul style="list-style-type: none"> • Promote workforce housing • Reduce commute times • Increase residential access to transportation system 	<p><u>State Regulatory Reform:</u></p> <ul style="list-style-type: none"> • Draft legislation to require state policy-making bodies to prepare written statements identifying and responding to any significant impact of proposed regulations on housing accessibility, cost, and availability. Such legislation would supplant current residential impact statement requirements under the APA. <p>Upon the initiation of new regulations, policy makers would be required to give “explicit and meaningful” consideration to the impact on housing accessibility, cost and availability. As part of the public comment process, regulatory bodies would be required to: 1) draft a written statement of any public input received related to significant impact on housing accessibility, cost and availability; and 2) submit that statement to the Dept. of Planning and Budget with the proposed regulation. The statement would be required to summarize:</p> <ol style="list-style-type: none"> 1. identified significant impacts on housing accessibility, cost and availability 2. options considered in the regulatory review process that would ameliorate those impacts 3. the cost/benefit considerations made in choosing the recommended regulatory requirement <ul style="list-style-type: none"> • Establish a task force convened by the Office of the Secretary of Commerce & Trade to review existing state regulations that impact housing [staff support from the Dept. of Profession and Occupational Regulation (DPOR) and Dept. of Housing and Community Development (DHCD)]. <p>The Task Force would: 1) look for means of streamlining state regulatory processes and enhancing their flexibility; and 2) review major regulations impacting the housing industry to ensure that their benefits are sufficient to justify their associated costs, and propose means for offsetting any additional costs.</p> <p><u>Land Use:</u></p> <ul style="list-style-type: none"> • Work with the Virginia Housing Commission on legislative amendments to further promote local zoning for residential clustering and higher residential densities. • Address linkage of housing/employment/transportation issues. <p>Establish clear policy priorities for:</p> <ol style="list-style-type: none"> 1. Enhanced coordination of transit expansion and transit-oriented development 2. Reduction in commuting volumes and distances 3. Promotion of mixed income communities 4. Enhanced coordination of local/regional economic development, affordable housing development and funding sources. <p>Charge state agencies with identifying specific means for promoting these priorities and stimulating local/regional action through development of local and regional incentives, provision of technical assistance, and program/regulatory requirements.</p>

Draft Policy Options for Review and Comment

Group	EO Outcomes	Longer Term Policy Review
<p>EO Bullet #1</p> <p>Housing Industry Support / Housing-Employment-Transport. Linkages Subgroup</p>	<p><u>Robust finance and construction sectors:</u></p> <ul style="list-style-type: none"> • Streamline state regulations <p><u>Local/Regional Land Use Planning & Regulation:</u></p> <ul style="list-style-type: none"> • Promote workforce housing • Reduce commute times • Increase residential access to transportation system 	<p><u>State Regulations:</u></p> <ul style="list-style-type: none"> • Ongoing work of regulatory review task force. <p><u>Land Use:</u></p> <ul style="list-style-type: none"> • Monitor state agency progress in addressing Administration’s housing/employment/transportation priorities, and consider any further policy actions needed. • Explore means for funding/incentivizing coordinated regional housing/employment/transportation planning and initiatives including adjustments to state funding formulas.

Draft Policy Options for Review and Comment

Group	EO Outcomes	November Interim Report
<p>EO Bullet #2 Sustainable Communities Subgroup</p>	<p><u>Public Incentives to Create Sustainable Communities:</u></p> <ul style="list-style-type: none"> • Mixed-use development • Energy efficiency • Cost-effective Green Building concepts • Housing rehabilitation • Public/private partnerships <p><u>Community Governance:</u></p> <ul style="list-style-type: none"> • Clarify the role of community associations in common-interest communities <p>[Defer to Virginia Housing Commission on common interest community issues]</p>	<p><u>Incentives:</u></p> <ul style="list-style-type: none"> • Promote state, local and regional program incentives and public/private partnerships that support sustainable communities. <p>Establish clear policy priorities for:</p> <ol style="list-style-type: none"> 1. Mixed-use development 2. Increased energy efficiency 3. Cost-effective Green Building concepts 4. Housing rehabilitation 5. Preservation of existing affordable housing 6. Visitability and use of Universal Design 7. Local establishment of Urban Development Areas (UDAs) <p>Charge state agencies with identifying specific means for promoting these priorities and stimulating local/regional action through development of program incentives, provision of technical assistance, and public/private partnerships.</p> <p>Announce, and cite as an example, Virginia Housing Development Authority's (VHDA's) promotion of adherence to higher Green Building standards in the 2011 Low-Income Housing Tax Credit Qualified Allocation Plan (QAP) through tiered competitive scoring that awards higher points to developments conforming to "silver" and "platinum" thresholds.</p> <ul style="list-style-type: none"> • Enhance "Easy Living" home public/private partnership. <p>Support Virginia Disability Commission legislative proposal to increase the maximum amount of the state Livable Homes tax credit to \$5,000 per home within the overall annual cap of \$1.0 million of credits and make the credit available to homebuilders as well as homeowners.</p> <ul style="list-style-type: none"> • Establish an inter-agency workgroup convened by the Office of the Secretary of Commerce & Trade to develop voluntary visitability standards toward which state housing program incentives can be directed [staff support from the Dept. of Housing and Community Development (DHCD)].

Draft Policy Options for Review and Comment

Group	EO Outcomes	Longer Term Policy Review
<p>EO Bullet #2 Sustainable Communities Subgroup</p>	<p><u>Public Incentives to Create Sustainable Communities:</u></p> <ul style="list-style-type: none"> • Mixed-use development • Energy efficiency • Cost-effective Green Building concepts • Housing rehabilitation • Public/private partnerships <p><u>Community Governance:</u></p> <ul style="list-style-type: none"> • Clarify the role of community associations in common-interest communities <p>[Defer to Virginia Housing Commission on common interest community issues]</p>	<p><u>Incentives:</u></p> <ul style="list-style-type: none"> • Ongoing work of visitability standards workgroup. Once voluntary visitability standards are adopted, charge state agencies with identifying specific means for promoting use of these standards through development of program incentives, provision of technical assistance, and public/private partnerships. • Monitor state agency progress in addressing Administration’s sustainable community priorities, and consider any further policy actions needed. • As state finances permit, consider legislation to provide a state tax credit to purchasers of an Earthcraft or equivalent Green home. • Increase capacity of state agencies to provide technical assistance.

Draft Policy Options for Review and Comment

Group	EO Outcomes	November Interim Report
<p>EO Bullet #3</p> <p>Housing Options Subgroup</p>	<p><u>Assuring an Adequate Range of Housing Options:</u></p> <ul style="list-style-type: none"> • Housing options that fit needs of dynamic and changing population • Balance homeownership and rental opportunities • Continuum of quality options for special need populations • Optimize use of existing subsidies to address priority needs • Promote Fair Housing / eliminate barriers 	<p><u>Expansion of Housing Choice:</u></p> <ul style="list-style-type: none"> • Promote expanded housing choices. <p>Establish clear policy priorities for housing development that fosters:</p> <ol style="list-style-type: none"> 1. mixed-income housing and geographic choice in residence for all income groups and household types 2. community integration for people with disabilities and at-risk populations 3. balanced homeownership and rental opportunities <p>Charge state agencies with identifying specific means for promoting these priorities through development of program incentives, provision of technical assistance, program/regulatory requirements, inter-agency Memoranda of Understanding (MOUs), and public/private partnerships.</p> <p>Affirm commitment to 2007 Executive Directive #6, establishing an interagency collaborative structure for completing and annually updating a comprehensive, cross-governmental strategic plan to assure continued community integration of Virginians with disabilities.</p> <p><u>Housing Funding:</u></p> <ul style="list-style-type: none"> • Establish an inter-agency workgroup convened by the Office of the Secretary of Commerce & Trade to draft legislation creating the authority, structure, source of revenues, and funding priorities for a state housing trust fund [staff support from the Dept. of Housing and Community Development (DHCD) and the Virginia Housing Development Authority (VHDA)]. • Rebalance state spending pursuant to the U.S. Supreme Court’s 1999 Olmstead Decision. <p>Establish an inter-agency workgroup convened by the Secretary of Health & Human Resources to develop recommendations to reform the Auxiliary Grant program, and to recommend additional funding structures that efficiently and effectively support an array of quality supportive housing alternatives.</p> <p>Charge the Secretary of Health & Human Resources with conducting a comprehensive study of the number of state hospitals needed for intermediate and long-term care and plan for the potential of reinvesting funds saved by closing one or more hospitals for community based treatment, housing, and support services.</p> <ul style="list-style-type: none"> • Charge the Secretaries of Commerce & Trade, Health & Human Resources, Public Safety and Transportation with aligning and coordinating priorities for addressing the housing and supportive service needs of low-income institutionalized, homeless, at-risk and special need populations. <p style="text-align: right;">(continued on next page)</p>

Draft Policy Options for Review and Comment

Group	EO Outcomes	November Interim Report
EO Bullet #3 Housing Options Subgroup	<p><u>Assuring an Adequate Range of Housing Options:</u></p> <ul style="list-style-type: none"> • Housing options that fit needs of dynamic and changing population • Balance homeownership and rental opportunities • Continuum of quality options for special need populations • Optimize use of existing subsidies to address priority needs • Promote Fair Housing / eliminate barriers 	<p><u>Fair Housing:</u></p> <ul style="list-style-type: none"> • Address local NIMBYism toward the development of affordable rental housing. <p>Support the Virginia Housing Commission’s legislative proposal to prohibit local rejection of multifamily rezoning requests based solely on the income level of the households to be served (revised HB 1280).</p>
		<p>Longer Term Policy Review</p>
		<p><u>Expansion of Housing Choice:</u></p> <ul style="list-style-type: none"> • Develop regional affordable housing planning incentives. • Develop means to better address local NIMBY concerns regarding affordable housing and special needs populations. • Review building codes for consistency with federal Fair Housing and accessibility requirements. <p><u>Funding:</u></p> <ul style="list-style-type: none"> • Ongoing work of state housing trust fund workgroup. • Ongoing work of Auxiliary Grant reform workgroup. • Ongoing work of inter-Secretariat council to align and coordinate housing and support services priorities. • Enhance relationship between state human service agencies and local government and nonprofit housing organizations in order to improve coordination and alignment of priorities.

Draft Policy Options for Review and Comment

Group	EO Outcomes	November Interim Report
EO Bullet #1 Foreclosure Task Force	<u>Foreclosure Mitigation / Housing Market Recovery:</u> <ul style="list-style-type: none"> • Ensure robust finance and construction sectors • Further public understanding of housing finance and economic literacy 	To be added following September 21 Foreclosure Task Force meeting.
		Longer Term Policy Review
		To be added following September 21 Foreclosure Task Force meeting.
Group	EO Outcomes	November Interim Report
EO Bullet #4 Homeless Task Force	<u>Increase Capacity of Service System to:</u> <ul style="list-style-type: none"> • Reduce chronic homelessness • Maintain viability of safety net of shelters and services • Invest in transitional and permanent supportive housing 	To be added following September 21 Homeless Task Force meeting.
		Longer Term Policy Review
		To be added following September 21 Homeless Task Force meeting.