

## VHA 2020 General Assembly Wrap-Up

### Virginia Housing Trust Fund

The Virginia Housing Trust Fund received a historic appropriation of \$74M over the biennium. This includes \$53M in new funds to be used to create, preserve, and rehabilitate affordable housing units across the Commonwealth.

- 14M/FY20
- 30M/FY21
- 30M/FY22

### Permanent Supportive Housing

The Department of Behavioral Health and Developmental Services (DBHDS) received a substantial increase in permanent supportive housing funds. \$8.9M will be used for 350 new rental slots for individuals with intellectual or developmental disabilities. \$17M will be used for individuals being discharged from state hospitals. \$5M will be used to acquire or develop clinically appropriate housing options as part of community-based services for individuals deemed ready for discharge from state facilities.

### Evictions Prevention and Diversion Program

The General Assembly included \$5M over the biennium for the creation of a new Evictions Prevention and Diversion program to be implemented to address high eviction rates across Virginia.

- 1.7M/FY21
- 3.3M/FY22

### Affordable Housing Pilot Program (City of Falls Church)

The city of Falls Church will receive \$2M in fiscal year 2021 to implement a new affordable housing pilot program.

### State Low-Income Housing Tax Credit Program ([HB810](#))

DHCD and VHDA have been directed by the General Assembly to convene an advisory stakeholder group to develop draft legislation establishing a Virginia housing opportunity tax credit program.

### Source of Income Protections ([HB6](#))

Landlords in Virginia who have more than 4 units are no longer allowed to discriminate against voucher holders.

### Sexual Orientation and Gender Identity Protections ([SB868](#))

Landlords in Virginia will no longer be allowed to discriminate against the LGBT+ community on the basis of sexual orientation or gender identity.

### Affordable Housing Dwelling Unit Ordinances ([SB834](#) - Sen. McClellan / [HB1101](#) - Del. Carr)

Certain localities will now be allowed to implement their own affordable housing dwelling unit ordinances to increase the supply of affordable housing stock.

## Virginia Clean Economy Act ([HB1526](#))

Virginia's Clean Economy Act codifies the goal of clean energy by 2050 that was previously outlined in an executive order from Gov. Ralph Northam, D, in September 2019. The bill aims to hit 5% in energy savings by the year 2025

### Evictions Legislation

- [SB115](#) provides that no notice of termination of tenancy served upon a tenant receiving tenant-based rental assistance is effective unless it contains on its first page, in type no smaller or less legible than that otherwise used in the body of the notice, the statewide legal aid telephone number and website address.
- [SB388](#) and [HB594](#) Requires the landlord to return the tenant's security deposit, minus any deductions or charges, within 45 days of the termination of the tenancy or the date the tenant vacates the dwelling unit, whichever occurs last.
- [SB707](#) and [HB393](#) Requires the Director of the Department of Housing and Community Development to develop a statement of tenant rights and responsibilities explaining in plain language the rights and responsibilities of tenants under the Virginia Residential Landlord and Tenant Act
- [SB905](#) permits that a tenant under certain circumstances may provide repairs that can be recouped from the rent should the landlord not act in a reasonable period of time.
- [HB1161](#) adds to the disclosure statement required to be furnished by the owner of residential real property to a buyer that the buyer beware and exercise necessary due diligence with respect to whether the property contains any pipe, pipe or plumbing fitting, fixture, solder, or flux that does not meet the federal Safe Drinking Water Act definition of "lead-free.
- [HB1333](#) provides that a landlord may permit a tenant to provide damage insurance coverage meeting certain criteria in lieu of the payment of a security deposit.
- [HB1401](#) provides that, upon receipt of a petition for an order to recover possession or restore essential services alleging a tenant's unlawful ouster from the rental premises and a finding that the petitioner has attempted to provide the landlord with actual notice of the hearing on the petition, the judge of the general district court may issue such order ex parte upon a finding of good cause to do so.
- [HB1420](#) provides that a landlord shall not charge a tenant for late payment of rent unless such charge is provided for in the written rental agreement, and that no such late charge shall exceed the lesser of 10 percent of the periodic rent or 10 percent of the remaining balance due and owed by the tenant.