

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend the Code of Virginia by adding sections numbered 15.2-2223.6, 15.2-2292.3, and*
3 *36-139.9:1, relating to housing development by nonprofit organizations; comprehensive plan;*
4 *Department of Housing and Community Development.*

5 [H 2153]

6 Approved

7 **Be it enacted by the General Assembly of Virginia:**8 **1. That the Code of Virginia is amended by adding sections numbered 15.2-2223.6, 15.2-2292.3, and**
9 **36-139.9:1 as follows:**10 **§ 15.2-2223.6. Comprehensive plan; housing development by nonprofit organizations.**11 *Beginning July 1, 2025, a locality shall, during the next scheduled and all subsequent reviews of its*
12 *comprehensive plan as required in § 15.2-2230, incorporate, based on community input, into its*
13 *comprehensive plan strategies to support affordable housing development by property tax-exempt nonprofit*
14 *organizations.*15 **§ 15.2-2292.3. Waiver of certain requirements; nonprofit organizations.**16 *A. For the purposes of this section, "affordable housing" means the same as that term is defined in §*
17 *15.2-2201.*18 *B. To stimulate the development, redevelopment, or use of real property owned by entities classified as*
19 *property tax-exempt nonprofit organizations as described in § 58.1-3609 for affordable housing, any locality*
20 *may provide by ordinance (i) the alteration or waiver of requirements for zoning permits related to*
21 *administrative fees, residential density, height, or lot size and (ii) the creation of site plan application*
22 *incentives, such as expedited approval or modification of fees.*23 *C. If a locality adopts an ordinance pursuant to subsection B, such ordinance shall ensure that any*
24 *property tax-exempt nonprofit organization seeking to develop, redevelop, or use its real property for*
25 *affordable housing shall preserve the affordable housing for at least 40 years.*26 **§ 36-139.9:1. Housing development by nonprofit organization.**27 *The Department shall develop a document describing strategies that a locality may consider when*
28 *implementing an ordinance to stimulate affordable housing on property owned by a property tax-exempt*
29 *nonprofit organization in accordance with § 15.2-2292.3. The Department shall consult stakeholders,*
30 *including local governments, nonprofit organizations, and other expert resources as determined by the*
31 *Department, to develop such strategies. Such document shall be published on the Department's website no*
32 *later than December 1, 2025, and updated every five years thereafter.*