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**HOUSE BILL NO. 2153**  
**AMENDMENT IN THE NATURE OF A SUBSTITUTE**  
 (Proposed by the Governor  
 on March 24, 2025)  
 (Patron Prior to Substitute—Delegate Carr)

*A BILL to direct the Department of Housing and Community Development to develop a document describing considerations that a locality may consider when implementing an ordinance to stimulate affordable housing and strategies on property owned by a property tax-exempt nonprofit organization.*

**Be it enacted by the General Assembly of Virginia:**

**1. § 1.** *The Department of Housing and Community Development (the Department) shall develop a document describing options for alteration or waiver of requirements for zoning permits, site plan application incentives, and other considerations that a locality may consider when implementing an ordinance to stimulate affordable housing and include strategies on property owned by a property tax-exempt nonprofit organization. The Department shall consult stakeholders, including local governments, nonprofit organizations, and other expert resources as determined by the Department, to develop the document. Such document shall be published on the Department's website no later than December 31, 2025.*

**HOUSE SUBSTITUTE**

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