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SENATE BILL NO. 290

Offered January 10, 2018

Prefiled January 8, 2018

A BILL to amend and reenact §§ 2.2-3705.7, 15.2-2304, and 55-58.3 of the Code of Virginia and to repeal § 15.2-2305 of the Code of Virginia, relating to affordable dwelling unit ordinances.

Patrons—McClellan and Dunnivant

Referred to Committee on General Laws and Technology

Be it enacted by the General Assembly of Virginia:

1. That §§ 2.2-3705.7, 15.2-2304, and 55-58.3 of the Code of Virginia are amended and reenacted as follows:

§ 2.2-3705.7. Exclusions to application of chapter; records of specific public bodies and certain other limited exclusions.

The following information contained in a public record is excluded from the mandatory disclosure provisions of this chapter but may be disclosed by the custodian in his discretion, except where such disclosure is prohibited by law. Redaction of information excluded under this section from a public record shall be conducted in accordance with § 2.2-3704.01.

1. State income, business, and estate tax returns, personal property tax returns, and confidential records held pursuant to § 58.1-3.

2. Working papers and correspondence of the Office of the Governor, the Lieutenant Governor, or the Attorney General; the members of the General Assembly, the Division of Legislative Services, or the Clerks of the House of Delegates or the Senate of Virginia; the mayor or chief executive officer of any political subdivision of the Commonwealth; or the president or other chief executive officer of any public institution of higher education in the Commonwealth. However, no information that is otherwise open to inspection under this chapter shall be deemed excluded by virtue of the fact that it has been attached to or incorporated within any working paper or correspondence. Further, information publicly available or not otherwise subject to an exclusion under this chapter or other provision of law that has been aggregated, combined, or changed in format without substantive analysis or revision shall not be deemed working papers. Nothing in this subdivision shall be construed to authorize the withholding of any resumes or applications submitted by persons who are appointed by the Governor pursuant to § 2.2-106 or 2.2-107.

As used in this subdivision:

"Members of the General Assembly" means each member of the Senate of Virginia and the House of Delegates and their legislative aides when working on behalf of such member.

"Office of the Governor" means the Governor; the Governor's chief of staff, counsel, director of policy, and Cabinet Secretaries; the Assistant to the Governor for Intergovernmental Affairs; and those individuals to whom the Governor has delegated his authority pursuant to § 2.2-104.

"Working papers" means those records prepared by or for a public official identified in this subdivision for his personal or deliberative use.

3. Information contained in library records that can be used to identify (i) both (a) any library patron who has borrowed material from a library and (b) the material such patron borrowed or (ii) any library patron under 18 years of age. For the purposes of clause (ii), access shall not be denied to the parent, including a noncustodial parent, or guardian of such library patron.

4. Contract cost estimates prepared for the confidential use of the Department of Transportation in awarding contracts for construction or the purchase of goods or services, and records and automated systems prepared for the Department's Bid Analysis and Monitoring Program.

5. Lists of registered owners of bonds issued by a political subdivision of the Commonwealth, whether the lists are maintained by the political subdivision itself or by a single fiduciary designated by the political subdivision.

6. Information furnished by a member of the General Assembly to a meeting of a standing committee, special committee, or subcommittee of his house established solely for the purpose of reviewing members' annual disclosure statements and supporting materials filed under § 30-110 or of formulating advisory opinions to members on standards of conduct, or both.

7. Customer account information of a public utility affiliated with a political subdivision of the Commonwealth, including the customer's name and service address, but excluding the amount of utility service provided and the amount of money charged or paid for such utility service.

8. Personal information, as defined in § 2.2-3801, (i) filed with the Virginia Housing Development

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59 Authority concerning individuals who have applied for or received loans or other housing assistance or
60 who have applied for occupancy of or have occupied housing financed, owned or otherwise assisted by
61 the Virginia Housing Development Authority; (ii) concerning persons participating in or persons on the
62 waiting list for federally funded rent-assistance programs; (iii) filed with any local redevelopment and
63 housing authority created pursuant to § 36-4 concerning persons participating in or persons on the
64 waiting list for housing assistance programs funded by local governments or by any such authority; or
65 (iv) filed with any local redevelopment and housing authority created pursuant to § 36-4 or any other
66 local government agency concerning persons who have applied for occupancy or who have occupied
67 affordable dwelling units established pursuant to § 15.2-2304 ~~or 15.2-2305~~. However, access to one's
68 own information shall not be denied.

69 9. Information regarding the siting of hazardous waste facilities, except as provided in § 10.1-1441, if
70 disclosure of such information would have a detrimental effect upon the negotiating position of a
71 governing body or on the establishment of the terms, conditions, and provisions of the siting agreement.

72 10. Information on the site-specific location of rare, threatened, endangered, or otherwise imperiled
73 plant and animal species, natural communities, caves, and significant historic and archaeological sites if,
74 in the opinion of the public body that has the responsibility for such information, disclosure of the
75 information would jeopardize the continued existence or the integrity of the resource. This exclusion
76 shall not apply to requests from the owner of the land upon which the resource is located.

77 11. Memoranda, graphics, video or audio tapes, production models, data, and information of a
78 proprietary nature produced by or for or collected by or for the Virginia Lottery relating to matters of a
79 specific lottery game design, development, production, operation, ticket price, prize structure, manner of
80 selecting the winning ticket, manner of payment of prizes to holders of winning tickets, frequency of
81 drawings or selections of winning tickets, odds of winning, advertising, or marketing, where such
82 information not been publicly released, published, copyrighted, or patented. Whether released, published,
83 or copyrighted, all game-related information shall be subject to public disclosure under this chapter upon
84 the first day of sales for the specific lottery game to which it pertains.

85 12. Information held by the Virginia Retirement System, acting pursuant to § 51.1-124.30, or a local
86 retirement system, acting pursuant to § 51.1-803, or by a local finance board or board of trustees of a
87 trust established by one or more local public bodies to invest funds for post-retirement benefits other
88 than pensions, acting pursuant to Article 8 (§ 15.2-1544 et seq.) of Chapter 15 of Title 15.2, or by the
89 board of visitors of the University of Virginia, acting pursuant to § 23.1-2210, or by the Virginia
90 College Savings Plan, acting pursuant to § 23.1-704, relating to the acquisition, holding, or disposition
91 of a security or other ownership interest in an entity, where such security or ownership interest is not
92 traded on a governmentally regulated securities exchange, if disclosure of such information would (i)
93 reveal confidential analyses prepared for the board of visitors of the University of Virginia, prepared by
94 the retirement system, a local finance board or board of trustees, or the Virginia College Savings Plan,
95 or provided to the retirement system, a local finance board or board of trustees, or the Virginia College
96 Savings Plan under a promise of confidentiality of the future value of such ownership interest or the
97 future financial performance of the entity and (ii) have an adverse effect on the value of the investment
98 to be acquired, held, or disposed of by the retirement system, a local finance board or board of trustees,
99 the board of visitors of the University of Virginia, or the Virginia College Savings Plan. Nothing in this
100 subdivision shall be construed to prevent the disclosure of information relating to the identity of any
101 investment held, the amount invested, or the present value of such investment.

102 13. Financial, medical, rehabilitative, and other personal information concerning applicants for or
103 recipients of loan funds submitted to or maintained by the Assistive Technology Loan Fund Authority
104 under Chapter 11 (§ 51.5-53 et seq.) of Title 51.5.

105 14. Information held by the Virginia Commonwealth University Health System Authority pertaining
106 to any of the following: an individual's qualifications for or continued membership on its medical or
107 teaching staffs; proprietary information gathered by or in the possession of the Authority from third
108 parties pursuant to a promise of confidentiality; contract cost estimates prepared for confidential use in
109 awarding contracts for construction or the purchase of goods or services; information of a proprietary
110 nature produced or collected by or for the Authority or members of its medical or teaching staffs;
111 financial statements not publicly available that may be filed with the Authority from third parties; the
112 identity, accounts, or account status of any customer of the Authority; consulting or other reports paid
113 for by the Authority to assist the Authority in connection with its strategic planning and goals; the
114 determination of marketing and operational strategies where disclosure of such strategies would be
115 harmful to the competitive position of the Authority; and information of a proprietary nature produced
116 or collected by or for employees of the Authority, other than the Authority's financial or administrative
117 records, in the conduct of or as a result of study or research on medical, scientific, technical, or
118 scholarly issues, whether sponsored by the Authority alone or in conjunction with a governmental body
119 or a private concern, when such information has not been publicly released, published, copyrighted, or
120 patented. This exclusion shall also apply when such information is in the possession of Virginia

121 Commonwealth University.

122 15. Information held by the Department of Environmental Quality, the State Water Control Board,
123 the State Air Pollution Control Board, or the Virginia Waste Management Board relating to (i) active
124 federal environmental enforcement actions that are considered confidential under federal law and (ii)
125 enforcement strategies, including proposed sanctions for enforcement actions. Upon request, such
126 information shall be disclosed after a proposed sanction resulting from the investigation has been
127 proposed to the director of the agency. This subdivision shall not be construed to prevent the disclosure
128 of information related to inspection reports, notices of violation, and documents detailing the nature of
129 any environmental contamination that may have occurred or similar documents.

130 16. Information related to the operation of toll facilities that identifies an individual, vehicle, or travel
131 itinerary, including vehicle identification data or vehicle enforcement system information; video or
132 photographic images; Social Security or other identification numbers appearing on driver's licenses;
133 credit card or bank account data; home addresses; phone numbers; or records of the date or time of toll
134 facility use.

135 17. Information held by the Virginia Lottery pertaining to (i) the social security number, tax
136 identification number, state sales tax number, home address and telephone number, personal and lottery
137 banking account and transit numbers of a retailer, and financial information regarding the nonlottery
138 operations of specific retail locations and (ii) individual lottery winners, except that a winner's name,
139 hometown, and amount won shall be disclosed.

140 18. Information held by the Board for Branch Pilots relating to the chemical or drug testing of a
141 person regulated by the Board, where such person has tested negative or has not been the subject of a
142 disciplinary action by the Board for a positive test result.

143 19. Information pertaining to the planning, scheduling, and performance of examinations of holder
144 records pursuant to the Uniform Disposition of Unclaimed Property Act (§ 55-210.1 et seq.) prepared by
145 or for the State Treasurer or his agents or employees or persons employed to perform an audit or
146 examination of holder records.

147 20. Information held by the Virginia Department of Emergency Management or a local governing
148 body relating to citizen emergency response teams established pursuant to an ordinance of a local
149 governing body that reveal the name, address, including e-mail address, telephone or pager numbers, or
150 operating schedule of an individual participant in the program.

151 21. Information held by state or local park and recreation departments and local and regional park
152 authorities concerning identifiable individuals under the age of 18 years. However, nothing in this
153 subdivision shall operate to prevent the disclosure of information defined as directory information under
154 regulations implementing the Family Educational Rights and Privacy Act, 20 U.S.C. § 1232g, unless the
155 public body has undertaken the parental notification and opt-out requirements provided by such
156 regulations. Access shall not be denied to the parent, including a noncustodial parent, or guardian of
157 such person, unless the parent's parental rights have been terminated or a court of competent jurisdiction
158 has restricted or denied such access. For such information of persons who are emancipated, the right of
159 access may be asserted by the subject thereof. Any parent or emancipated person who is the subject of
160 the information may waive, in writing, the protections afforded by this subdivision. If the protections are
161 so waived, the public body shall open such information for inspection and copying.

162 22. Information submitted for inclusion in the Statewide Alert Network administered by the
163 Department of Emergency Management that reveal names, physical addresses, email addresses, computer
164 or internet protocol information, telephone numbers, pager numbers, other wireless or portable
165 communications device information, or operating schedules of individuals or agencies, where the release
166 of such information would compromise the security of the Statewide Alert Network or individuals
167 participating in the Statewide Alert Network.

168 23. Information held by the Judicial Inquiry and Review Commission made confidential by
169 § 17.1-913.

170 24. Information held by the Virginia Retirement System acting pursuant to § 51.1-124.30, a local
171 retirement system acting pursuant to § 51.1-803 (hereinafter collectively referred to as the retirement
172 system), or the Virginia College Savings Plan, acting pursuant to § 23.1-704 relating to:

173 a. Internal deliberations of or decisions by the retirement system or the Virginia College Savings
174 Plan on the pursuit of particular investment strategies, or the selection or termination of investment
175 managers, prior to the execution of such investment strategies or the selection or termination of such
176 managers, if disclosure of such information would have an adverse impact on the financial interest of
177 the retirement system or the Virginia College Savings Plan; and

178 b. Trade secrets, as defined in the Uniform Trade Secrets Act (§ 59.1-336 et seq.), provided by a
179 private entity to the retirement system or the Virginia College Savings Plan if disclosure of such records
180 would have an adverse impact on the financial interest of the retirement system or the Virginia College
181 Savings Plan.

182 For the records specified in subdivision b to be excluded from the provisions of this chapter, the
183 entity shall make a written request to the retirement system or the Virginia College Savings Plan:

184 (1) Invoking such exclusion prior to or upon submission of the data or other materials for which
185 protection from disclosure is sought;

186 (2) Identifying with specificity the data or other materials for which protection is sought; and

187 (3) Stating the reasons why protection is necessary.

188 The retirement system or the Virginia College Savings Plan shall determine whether the requested
189 exclusion from disclosure meets the requirements set forth in subdivision b.

190 Nothing in this subdivision shall be construed to prevent the disclosure of the identity or amount of
191 any investment held or the present value and performance of all asset classes and subclasses.

192 25. Information held by the Department of Corrections made confidential by § 53.1-233.

193 26. Information maintained by the Department of the Treasury or participants in the Local
194 Government Investment Pool (§ 2.2-4600 et seq.) and required to be provided by such participants to the
195 Department to establish accounts in accordance with § 2.2-4602.

196 27. Personal information, as defined in § 2.2-3801, contained in the Veterans Care Center Resident
197 Trust Funds concerning residents or patients of the Department of Veterans Services Care Centers,
198 except that access shall not be denied to the person who is the subject of the information.

199 28. Information maintained in connection with fundraising activities by the Veterans Services
200 Foundation pursuant to § 2.2-2716 that reveal the address, electronic mail address, facsimile or telephone
201 number, social security number or other identification number appearing on a driver's license, or credit
202 card or bank account data of identifiable donors, except that access shall not be denied to the person
203 who is the subject of the information. Nothing in this subdivision, however, shall be construed to
204 prevent the disclosure of information relating to the amount, date, purpose, and terms of the pledge or
205 donation or the identity of the donor, unless the donor has requested anonymity in connection with or as
206 a condition of making a pledge or donation. The exclusion provided by this subdivision shall not apply
207 to protect from disclosure (i) the identities of sponsors providing grants to or contracting with the
208 foundation for the performance of services or other work or (ii) the terms and conditions of such grants
209 or contracts.

210 29. Information prepared for and utilized by the Commonwealth's Attorneys' Services Council in the
211 training of state prosecutors or law-enforcement personnel, where such information is not otherwise
212 available to the public and the disclosure of such information would reveal confidential strategies,
213 methods, or procedures to be employed in law-enforcement activities or materials created for the
214 investigation and prosecution of a criminal case.

215 30. Information provided to the Department of Aviation by other entities of the Commonwealth in
216 connection with the operation of aircraft where the information would not be subject to disclosure by the
217 entity providing the information. The entity providing the information to the Department of Aviation
218 shall identify the specific information to be protected and the applicable provision of this chapter that
219 excludes the information from mandatory disclosure.

220 31. Information created or maintained by or on the behalf of the judicial performance evaluation
221 program related to an evaluation of any individual justice or judge made confidential by § 17.1-100.

222 32. Information reflecting the substance of meetings in which (i) individual sexual assault cases are
223 discussed by any sexual assault team established pursuant to § 15.2-1627.4 or (ii) individual child abuse
224 or neglect cases or sex offenses involving a child are discussed by multidisciplinary child abuse teams
225 established pursuant to § 15.2-1627.5. The findings of any such team may be disclosed or published in
226 statistical or other aggregated form that does not disclose the identity of specific individuals.

227 33. Information contained in the strategic plan, marketing plan, or operational plan prepared by the
228 Virginia Economic Development Partnership Authority pursuant to § 2.2-2237.1 regarding target
229 companies, specific allocation of resources and staff for marketing activities, and specific marketing
230 activities that would reveal to the Commonwealth's competitors for economic development projects the
231 strategies intended to be deployed by the Commonwealth, thereby adversely affecting the financial
232 interest of the Commonwealth. The executive summaries of the strategic plan, marketing plan, and
233 operational plan shall not be redacted or withheld pursuant to this subdivision.

234 **§ 15.2-2304. Affordable dwelling unit ordinances.**

235 In furtherance of the purpose of providing affordable shelter for all residents of the Commonwealth,
236 the governing body of any county where the urban county executive form of government or the county
237 manager plan of government is in effect, the Counties of Albemarle and Loudoun, and the Cities of
238 Alexandria and Fairfax locality may by amendment to the zoning ordinances of such locality provide for
239 an affordable housing dwelling unit program. The program shall address housing needs, promote a full
240 range of housing choices, and encourage the construction and continued existence of moderately priced
241 and affordable housing by providing for optional increases in density in order to reduce land costs for
242 such moderately priced housing. Any project that is subject to an affordable housing dwelling unit
243 program adopted pursuant to this section shall not be subject to an additional requirement outside of

244 such program to contribute to a county or city housing fund.

245 Any local ordinance of any other locality providing optional increases in density for provision of low
246 and moderate income housing adopted before December 31, 1988, shall continue in full force and effect.

247 **§ 55-58.3. Priority of residential refinance mortgage over subordinate mortgage.**

248 A. As used in this section:

249 "Prior mortgage" means a mortgage, deed of trust, or other instrument encumbering or conveying an
250 interest in residential real estate containing not more than one dwelling unit to secure a financing.

251 "Refinance mortgage" means a mortgage, deed of trust, or other instrument encumbering or
252 conveying an interest in residential real estate containing not more than one dwelling unit to secure a
253 refinancing.

254 "Refinancing" means the replacement of a loan secured by a prior mortgage with a new loan secured
255 by a refinance mortgage and the payment in full of the debt owed under the original loan secured by the
256 prior mortgage.

257 "Subordinate mortgage" means a mortgage or deed of trust securing an original principal amount not
258 exceeding \$150,000, encumbering or conveying an interest in residential real estate containing not more
259 than one dwelling unit that is subordinate in priority (i) under subdivision A 1 of § 55-96 or (ii) as a
260 result of a previous refinancing.

261 B. Upon the refinancing of a prior mortgage, a subordinate mortgage shall retain the same
262 subordinate position with respect to a refinance mortgage as the subordinate mortgage had with the prior
263 mortgage, provided that:

264 1. Such refinance mortgage states on the first page thereof in bold or capitalized letters: "THIS IS A
265 REFINANCE OF A (DEED OF TRUST, MORTGAGE OR OTHER SECURITY INTEREST)
266 RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT OF (NAME OF COUNTY OR CITY),
267 VIRGINIA, IN DEED BOOK _____, PAGE _____, IN THE ORIGINAL PRINCIPAL
268 AMOUNT OF _____, AND WITH THE OUTSTANDING PRINCIPAL BALANCE WHICH IS
269 _____.";

270 2. The principal amount secured by such refinance mortgage does not exceed the outstanding
271 principal balance secured by the prior mortgage plus \$5,000; and

272 3. The interest rate is stated in the refinance mortgage at the time it is recorded and does not exceed
273 the interest rate set forth in the prior mortgage.

274 C. The priorities among two or more subordinate mortgages shall be governed by subdivision A 1 of
275 § 55-96.

276 D. The provisions of subsection B shall not apply to a subordinate mortgage securing a promissory
277 note payable to any county, city or town or any agency, authority or political subdivision of the
278 Commonwealth if such subordinate mortgage is financed pursuant to an affordable dwelling unit
279 ordinance adopted pursuant to § 15.2-2304 ~~or 15.2-2305~~, or pursuant to any program authorized by
280 federal or state law or local ordinance or resolution, for (i) low- and moderate-income persons or
281 households or (ii) improvements to residential potable water supplies and sanitary sewage disposal
282 systems made to address an existing or potential public health hazard, and which mortgage, if recorded
283 on or after July 1, 2003, states on the first page thereof in bold or capitalized letters: "THIS (DEED OF
284 TRUST, MORTGAGE OR OTHER SECURITY INTEREST) SHALL NOT, WITHOUT THE
285 CONSENT OF THE SECURED PARTY HEREUNDER, BE SUBORDINATED UPON THE
286 REFINANCING OF ANY PRIOR MORTGAGE."

287 **2. That § 15.2-2305 of the Code of Virginia is repealed.**