

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 An Act to direct the Department of Housing and Community Development to convene a stakeholder
3 advisory group to evaluate the construction of internal, attached, and detached accessory dwelling
4 units as a strategy to address the Commonwealth's growing demand for affordable and market-rate
5 housing.

6 [H 2053]

7 Approved

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

9 1. § 1. That the Department of Housing and Community Development (Department) shall convene a
10 stakeholder advisory group to evaluate the construction of internal, attached, and detached accessory
11 dwelling units as a strategy to address the Commonwealth's growing demand for affordable and
12 market-rate housing. The stakeholder advisory group shall (i) to the extent possible, collect data from
13 stakeholders regarding the current state of the for-sale and rental accessory dwelling unit market in the
14 Commonwealth and information regarding projected demand for accessory dwelling units; (ii) solicit
15 input from stakeholders regarding the current implementation of local accessory dwelling unit
16 ordinances in the Commonwealth; (iii) solicit input from stakeholders regarding locally and
17 state-enacted impediments to the development or construction of accessory dwelling units, including state
18 statutes, building codes, and local zoning ordinances and development standards; (iv) identify local tools
19 to facilitate the construction of accessory dwelling units, including alternative permitting processes,
20 waiver or modification of local parking requirements or ratios, expediting permitting processes, small lot
21 ordinances, and density adjustments; and (v) develop recommendations for state policy changes to
22 remove obstacles to local implementation of accessory dwelling units. The stakeholder advisory group
23 shall include representatives from the Department, the Virginia Housing Development Authority, local
24 planning departments, and local building departments; individuals with expertise in land development,
25 construction, land-use and zoning laws and processes, affordable housing, the Virginia Uniform
26 Statewide Building Code, sustainable development, public transit, common interest communities, property
27 owners' associations, or other areas of expertise as determined by the Department; an affordable
28 housing representative; representatives from social equity organizations; a union representative; a youth
29 organizer; and a representative from the American Association of Retired Persons (AARP). To the extent
30 possible, the Department shall endeavor to ensure balanced geographical representation among the
31 members of the stakeholder advisory group, with representation of rural, suburban, and urban localities
32 and regions of the Commonwealth. The stakeholder advisory group shall receive staff support from the
33 Department. Prior to the first meeting of the stakeholder advisory group, to the extent possible, the
34 Department shall solicit input from the stakeholder advisory group members on the issues enumerated
35 by clauses (i), (ii), (iii), and (iv) and compile such information for presentation at the first meeting of
36 the stakeholder advisory group, and the Department shall continually solicit and compile such input
37 throughout the work of the stakeholder advisory group. The stakeholder advisory group shall report its
38 findings, including any legislative recommendations, to the Director of the Department, the Secretary of
39 Commerce and Trade, the commissioners of the Virginia Housing Development Authority, and the
40 Virginia Housing Commission no later than November 1, 2021. The Department may, in its sole
41 discretion, be permitted to continue its work beyond November 1, 2021, but no later than November 1,
42 2022.

ENROLLED

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