General Assembly Bills – Land Use and Housing

Increasing the availability of housing options and supply is a top priority for Fairfax County. We work to advance our community's shared vision that residents across all income levels and life stages have meaningful housing options in Fairfax County – now and for generations to come. Good housing is not only means increasing units but also quality, amenities, appropriate locations, and mitigation of impacts.

In support of this vision and given the expansive number of bills addressing affordable housing and housing stock supply, the Government Relations team suggests the following strategy:

- Divide Bills into Topic Categories:
  - Accessory Living Units/Accessory Dwelling
  - Zoning Authority or Mandates
  - Process/Timeline
  - Faith in Housing
  - Manufactured Housing
  - Parking
  - Affordable Housing
  - Financing
  - Tenant Rights

- Rate Bills by Color:
  - GREEN: A bill we support and/or do not oppose.
    - Ex. **HB 1061** (Martinez) Local employee housing. Eliminates current cap on grants for workforce housing made by localities at their discretion.

  - YELLOW: A bill that has an intent we agree with but has implementation issues OR a bill we could be fine with if amended.
    - Ex: **HB 374** (Krizek) Manufactured Home Lot Rental Act. (*Technical amendment to make sure we could enforce as intended.)*

  - RED: Bills that take away our local authority or create statewide mandates.
    - Ex: **HB 1212** (Sewell) Requires a locality to apply a zoning district classification permitting one- and two-family dwellings and townhomes to areas within its boundaries in a manner that creates additional capacity. *(Unclear how to implement given it appears to require rezoning private property.)*