virginia interfaith center
FOR PUBLIC POLICY
www.virginiainterfaithcenter.org

Making Affordable Housing Easier

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Uniting Advocates.
Driving Change.

Virginia Interfaith Center engages people of faith and goodwill to advocate for social, racial, and economic justice in Virginia's policies through education, prayer, and action.

We achieve our goals through these strategies:

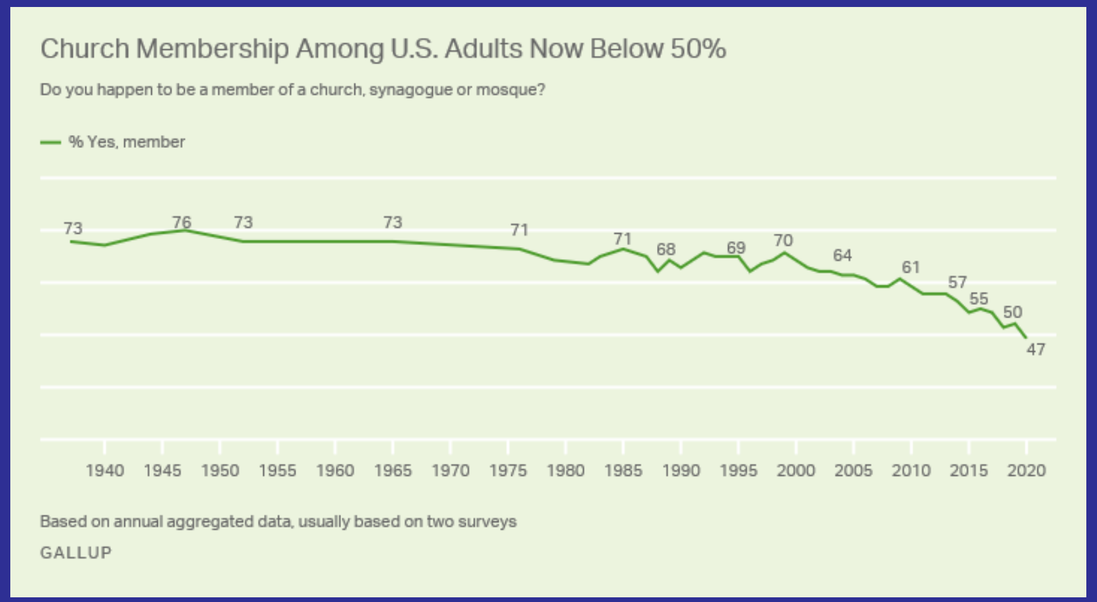
Education
Leadership Development
Civic Engagement
Mobilization of Communities
Legislative Advocacy

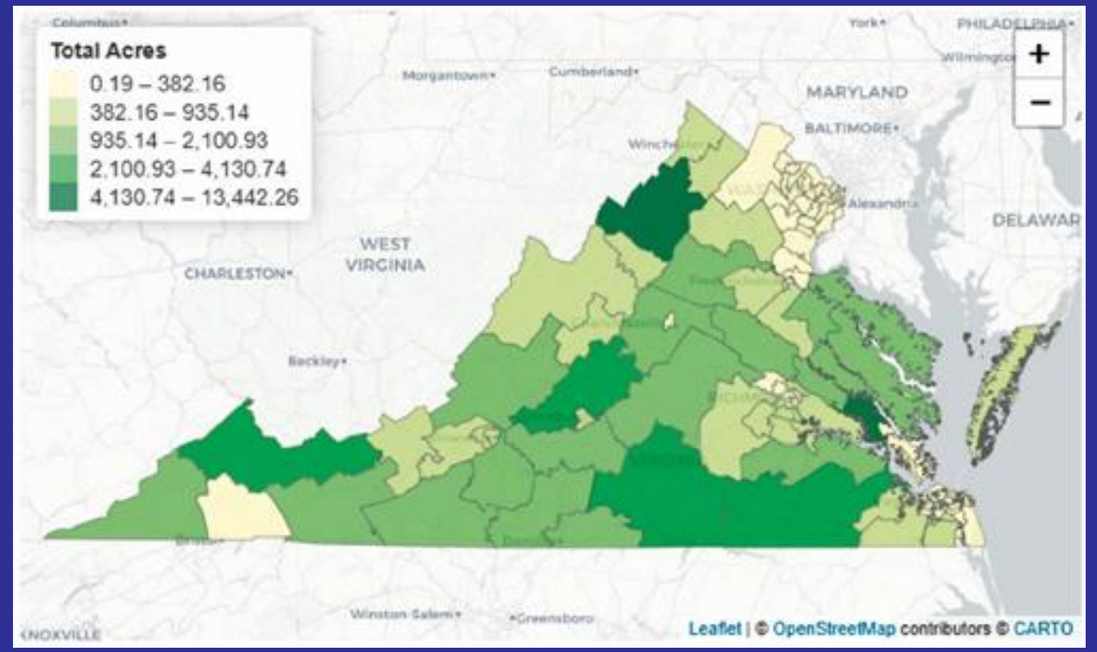
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Congregations want to build housing:

Logistics

- Shrinking religious membership and attendance
- Excess land
- Present in rural and urban communities



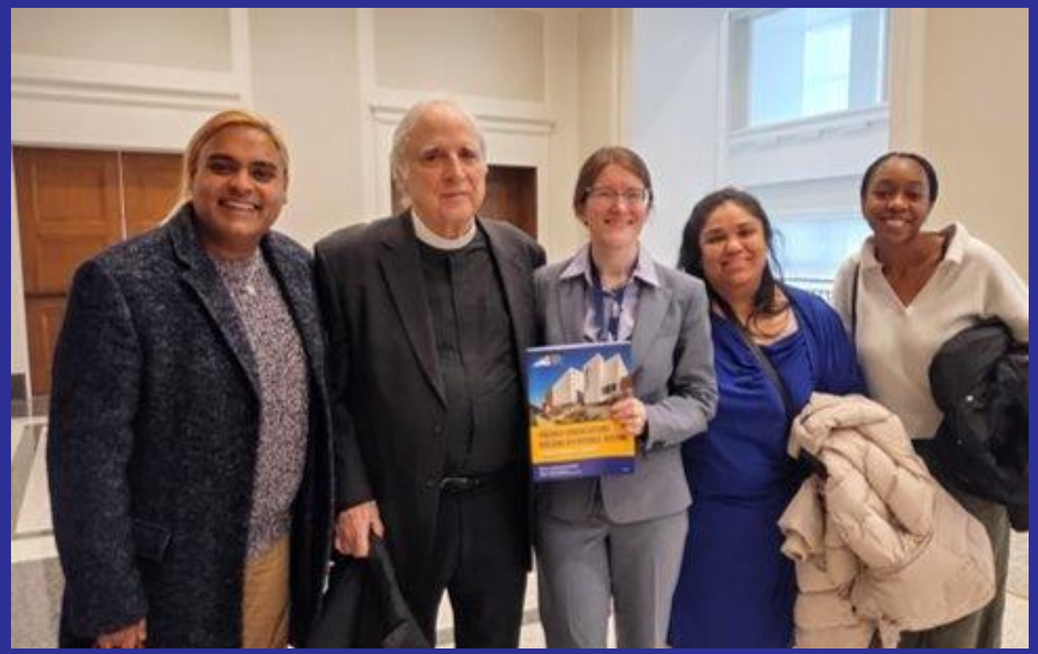


Congregations want to build housing:

Mission

- Listening to scripture
- Serving the community
  - Soup kitchens
  - Childcare
  - Financial assistance
- Needs of members





New law in Virginia:

Faith in Housing

- Four years of advocacy
- Broad coalition
- Bipartisan support

Let’s allow congregations to live their values and respond to the housing crisis!

Key points (base plus context)

Height restrictions

Project can be up to 45 feet or the highest height within 500 feet (max of 60 feet in historic districts)

Density restrictions

Project can have up to 20 units per acre (or highest density within 500 feet)

Affordability & access

60% of housing must be affordable at 80% AMI or below. Mixed income is permitted, and units must follow fair housing rules

Connection to infrastructure

Project must be within 500 feet of local water and sewer lines

Restrictions and flexibility

Commercial space

Projects can have mixed usage, with a max 30% of the floor area for commercial (child care, sanctuary, office space, etc)

Ownership requirement

Land must have been owned by the property tax-exempt nonprofit for at least five years

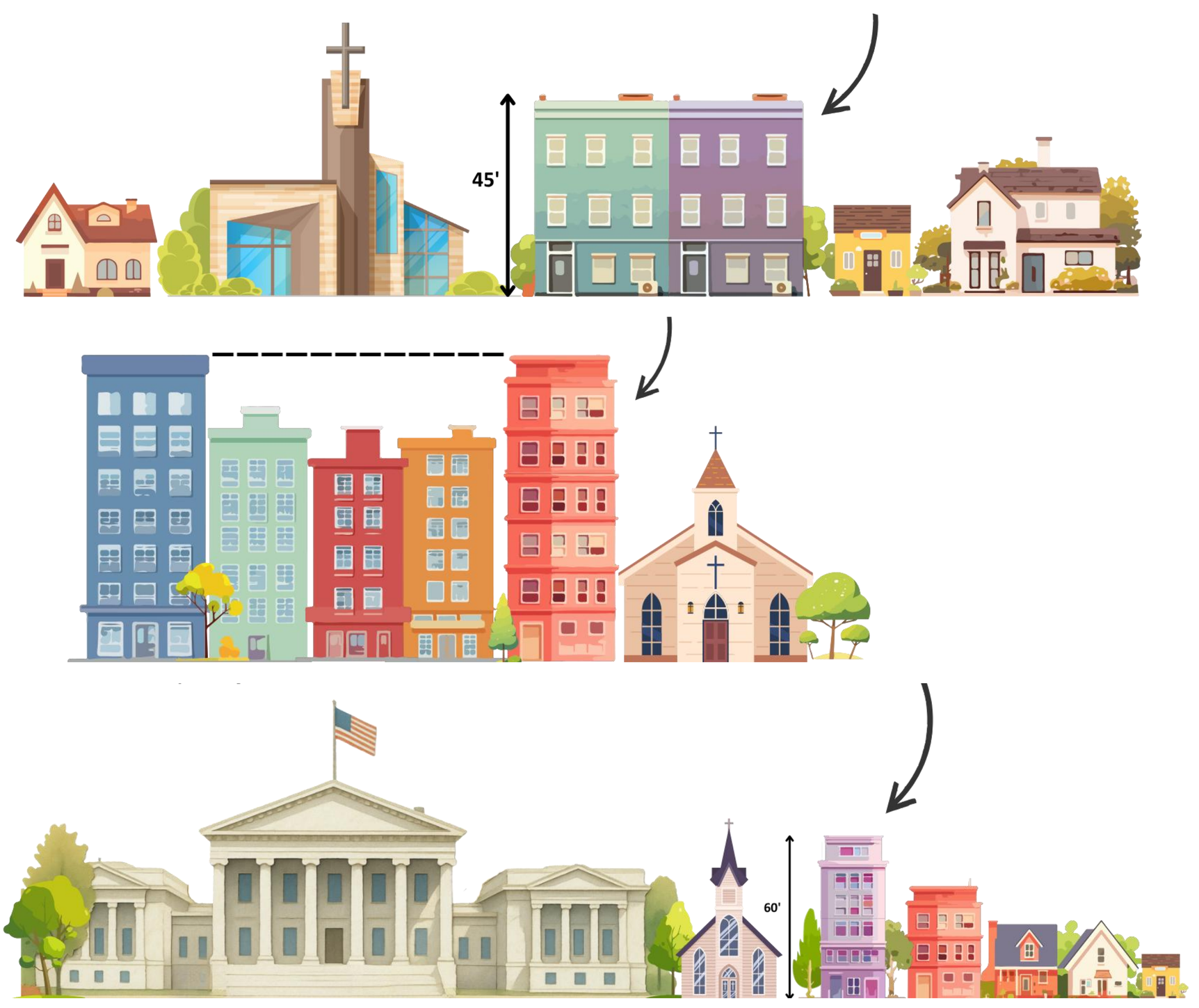
Site plan approval

Local government retains site plan approval. Building code, environmental regulations, and health/ safety standards still apply

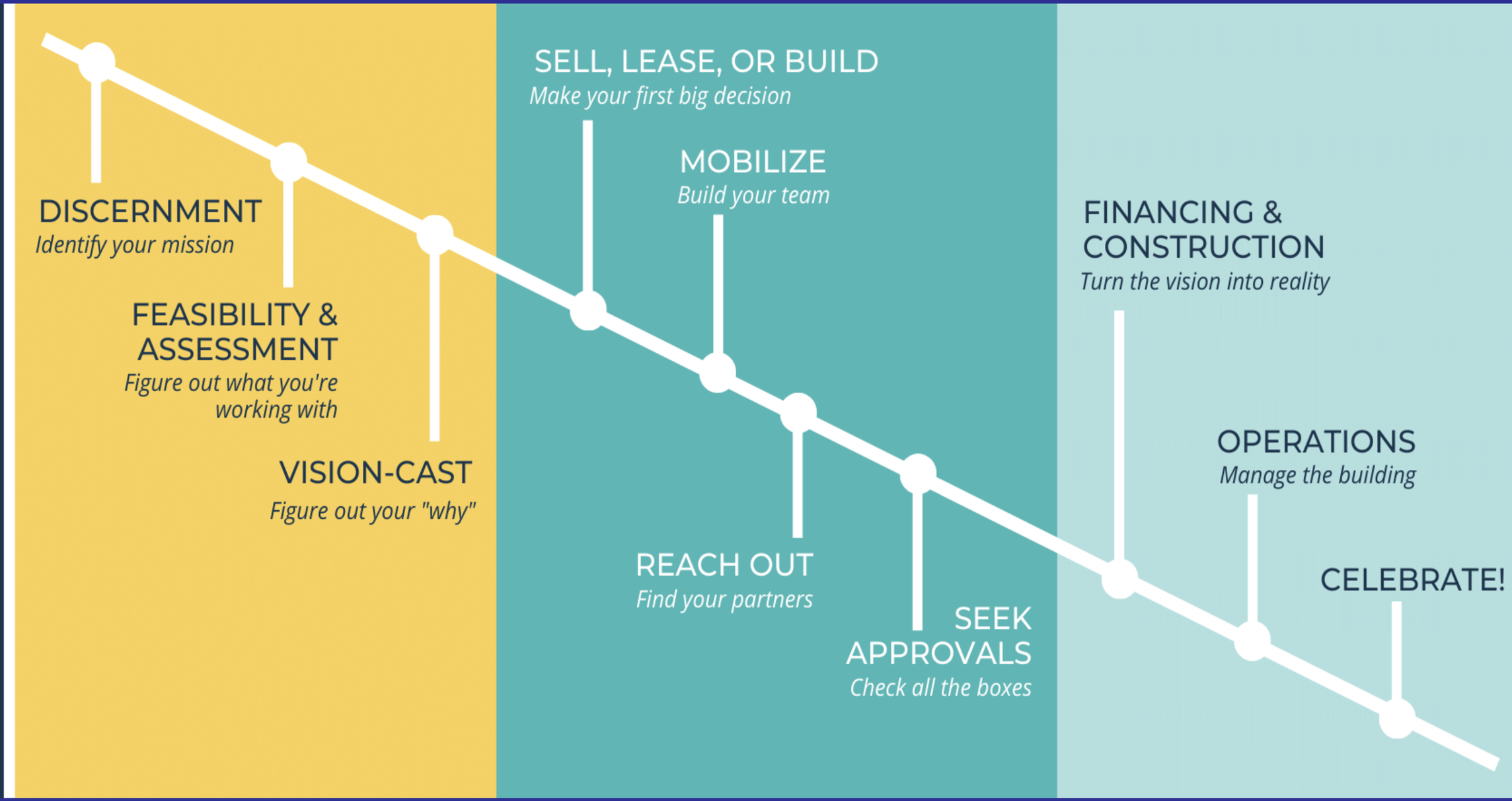
Property taxes

The new development is subject to local property tax, unless explicitly exempted

What does it look like?



HOUSING DEVELOPMENT 101



New law in Virginia:

Expediting Affordable Housing

- Allows localities to create a streamlined/ administrative process to allow increased density for affordable housing developments
- Local governments can decide the specifics of their ordinance, as long as 75% of units are affordable at 100% AMI
- Normal public notice requirements remain for the ordinance, but once in place, it allows developers to have more options to build more affordably

Key points (choose your own adventure)

Affordability

At least three quarters of the units in qualifying developments must be affordable at 100% AMI, though a locality may require deeper affordability

Infrastructure & placement

The local ordinance can specify the amount of density increase for projects that meet affordability requirements (and can specify different densities in different areas)

lity defines areas that are eligible for expedited
oval for increased zoning density (though they
ld be connected to water and sewer), often places
tified for additional development through the
orehensive plan

Level of density



Stay connected with VICPP

Day for All People: January 20

Student Day of Action: February 2

Get our newsletter: tinyurl.com/vicppsignup

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Thank you

Stay in touch

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