

Old Forest Village, 28 accessible and affordable homes, all single story, seven separate buildings, $5,430,481 total cost, mostly funded by federal Low Income Housing Tax Credits, about $194K per home, mostly one bedroom. At least 7 homes will accept Section 8 vouchers to allow lower income families to have a safe place to live.



One of the authors of paper “Streamline Housing Permitting in Virginia” with Mercatus

TRENDS

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The Typical First-Time Homebuyer Is Now 40 Years Old, a Record High

BY KEITH GRIFFITH

NOVEMBER 4, 2025



Realtor.com

The typical first-time homebuyer in the U.S. is now 40 years old, a record high, as affordability struggles price many younger

Homeownership is the new American midlife crisis

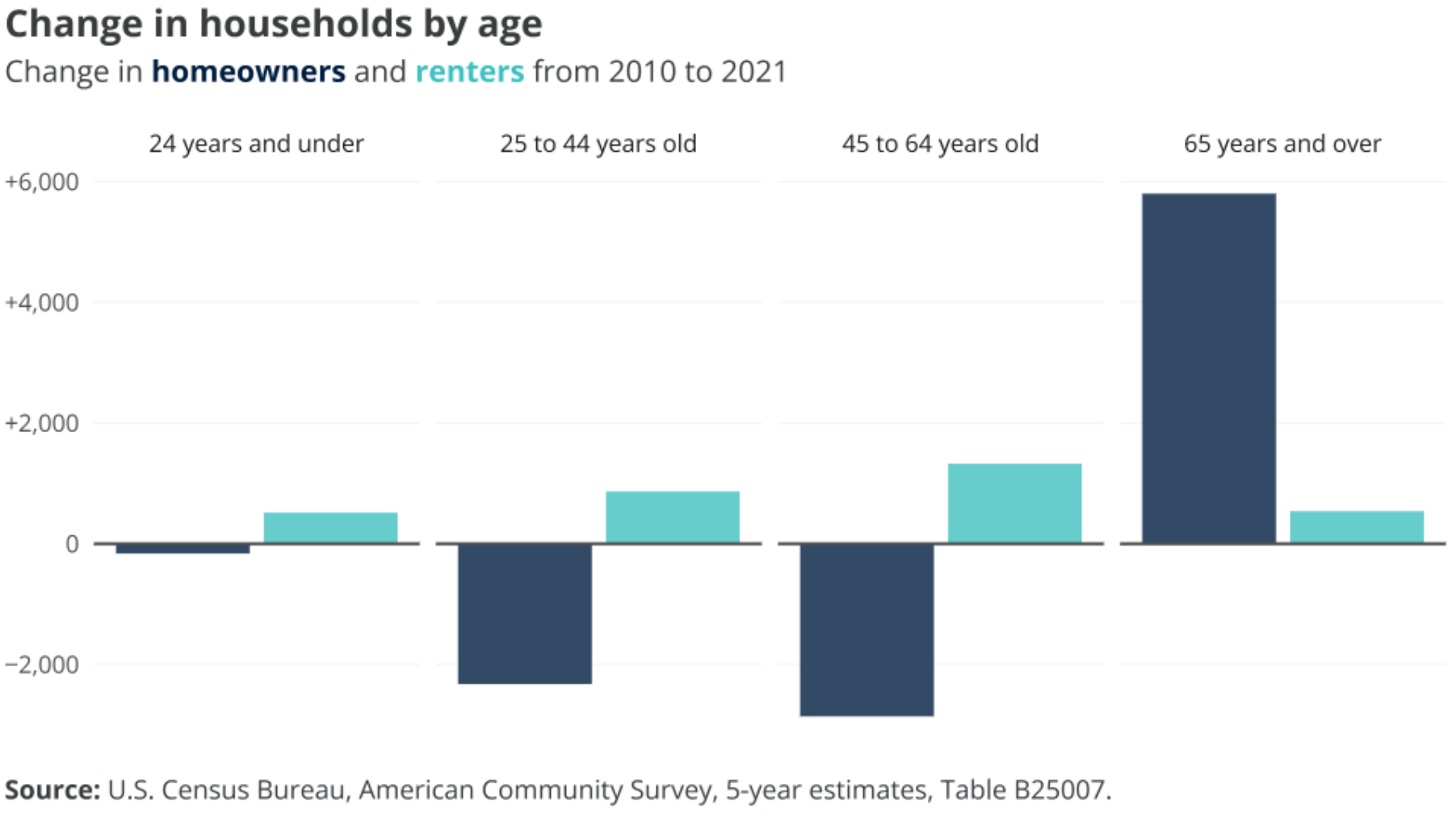
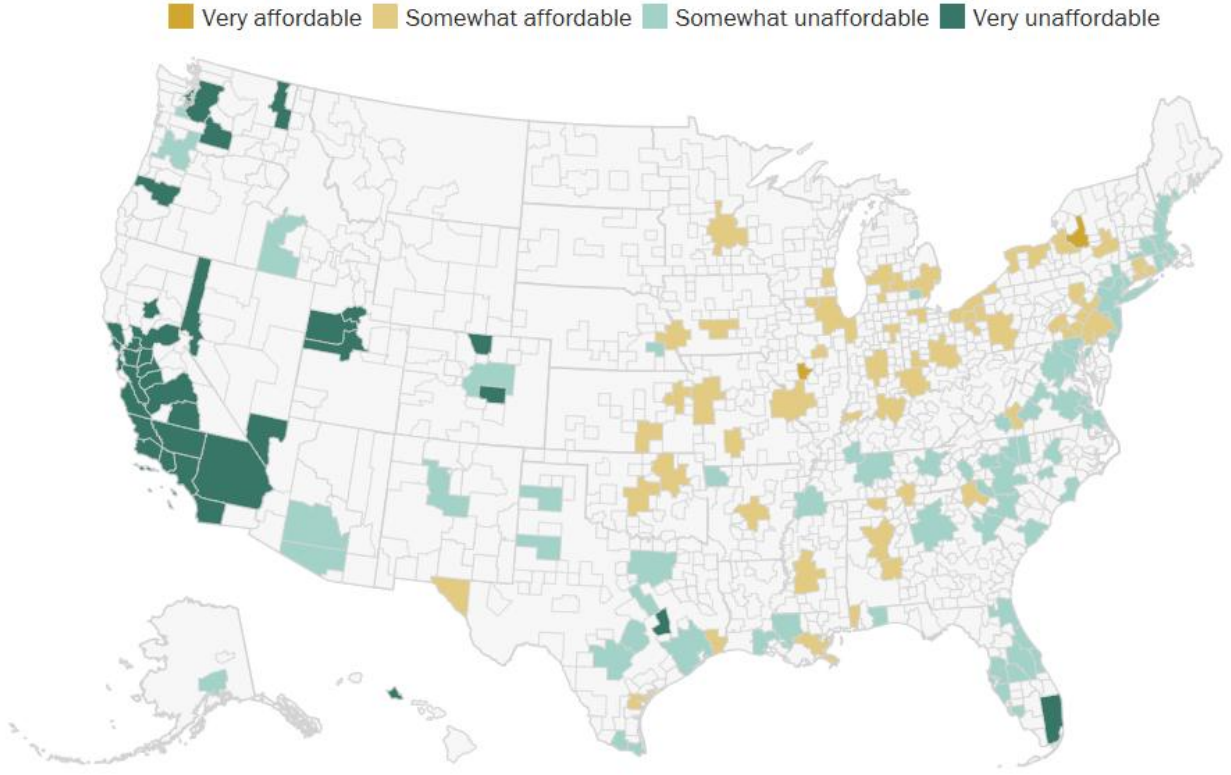


Figure 3.5: Change in households by age and tenure

From Central Virginia Planning District Regional Housing Study

In U.S. metro areas along the coasts, homeownership tends to be unaffordable for households younger than 40

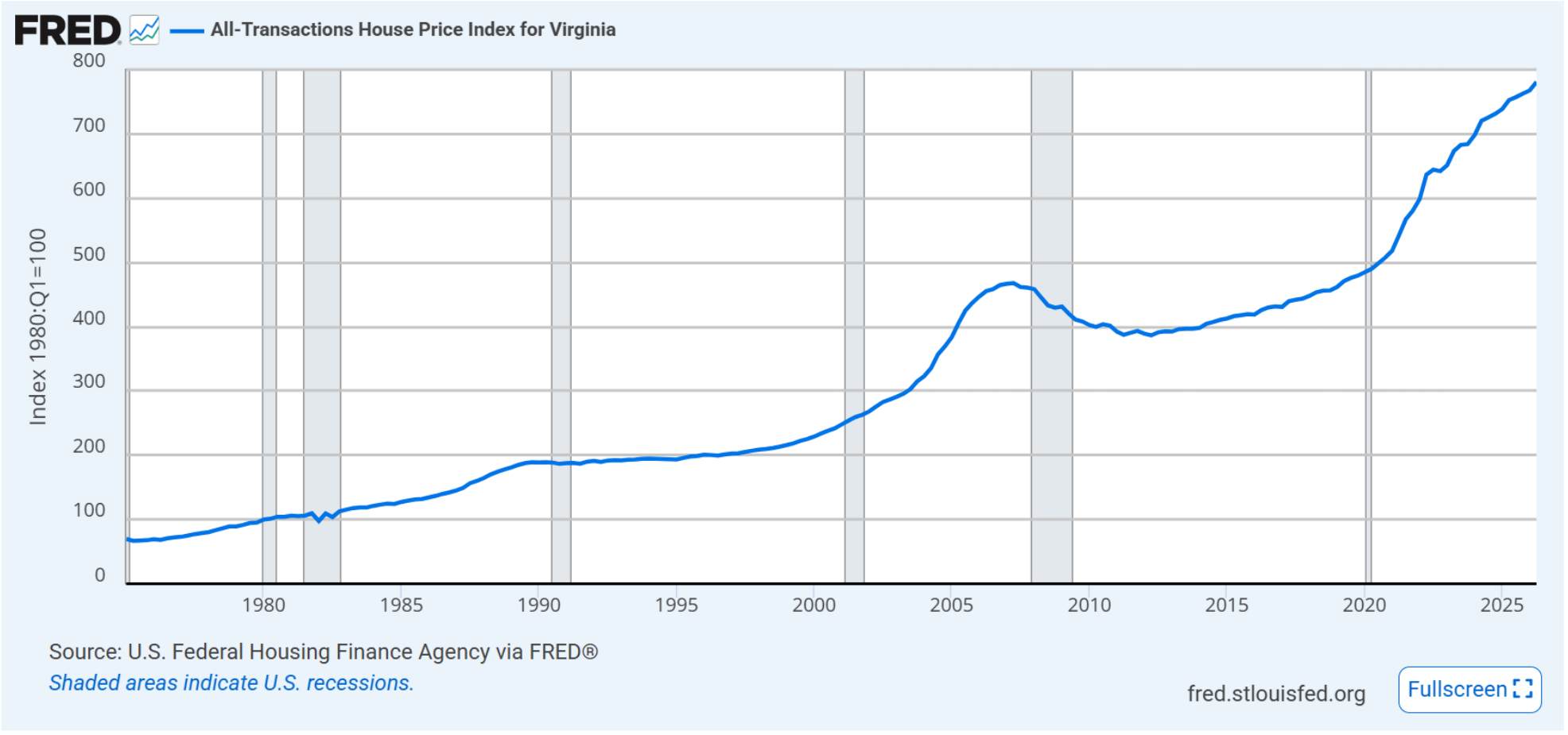
Classification of metro areas by level of home affordability for households headed by those under 40, in 2024

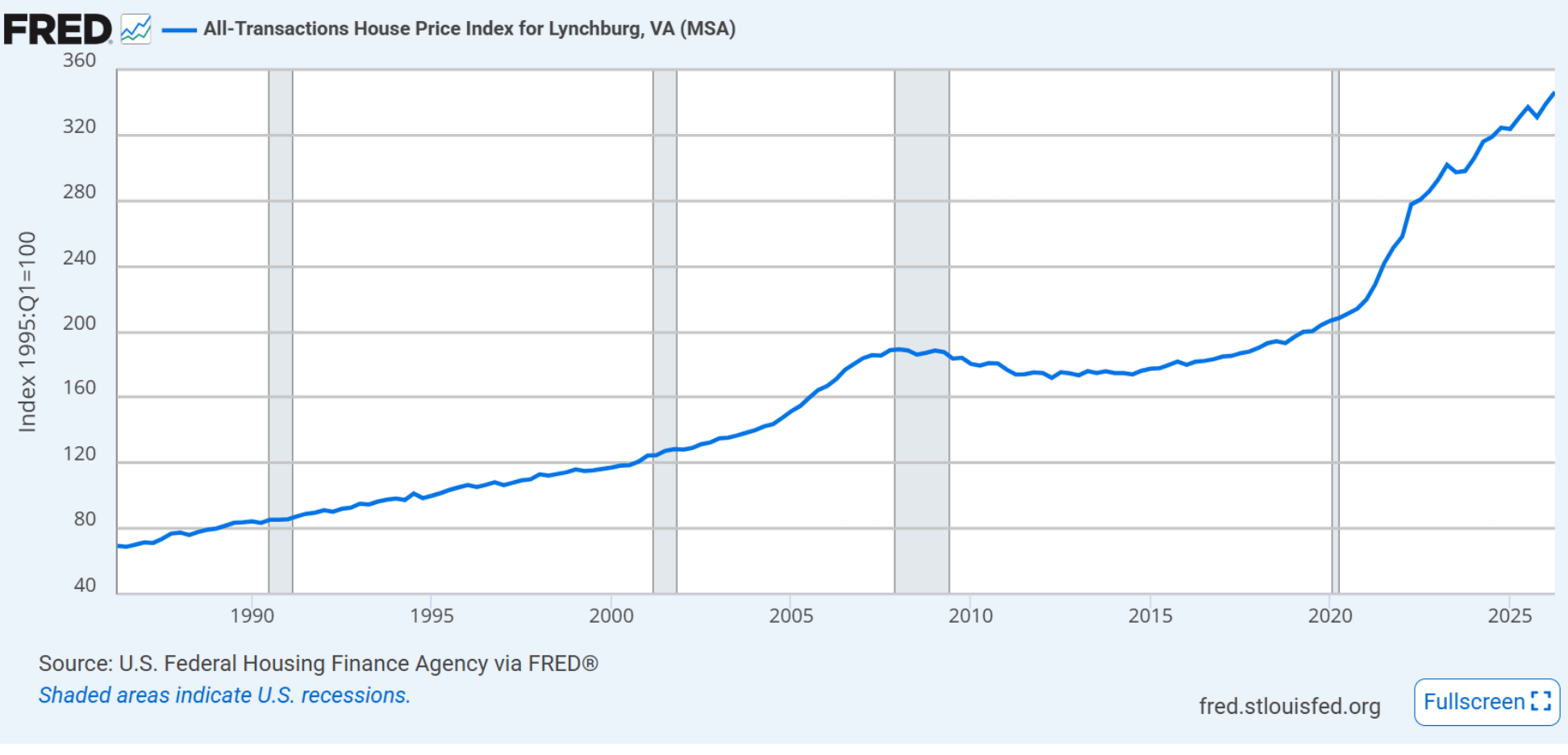


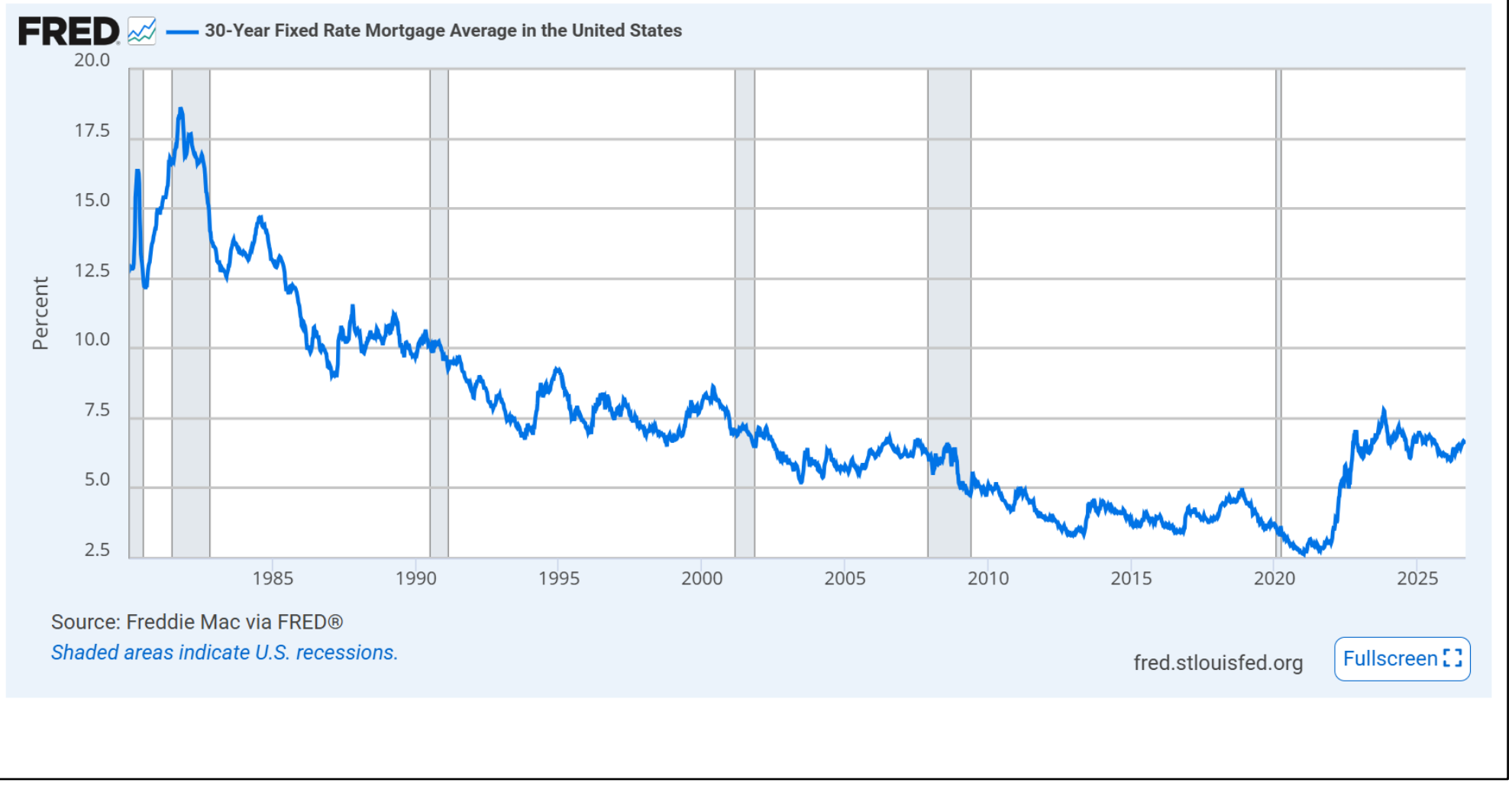
Note: Home affordability is based on the ratio of the median home value to the median income for households headed by those under 40. The analysis includes 160 metro areas with available data.
Source: Pew Research Center analysis of 2024 American Community Survey (IPUMS).

PEW RESEARCH CENTER

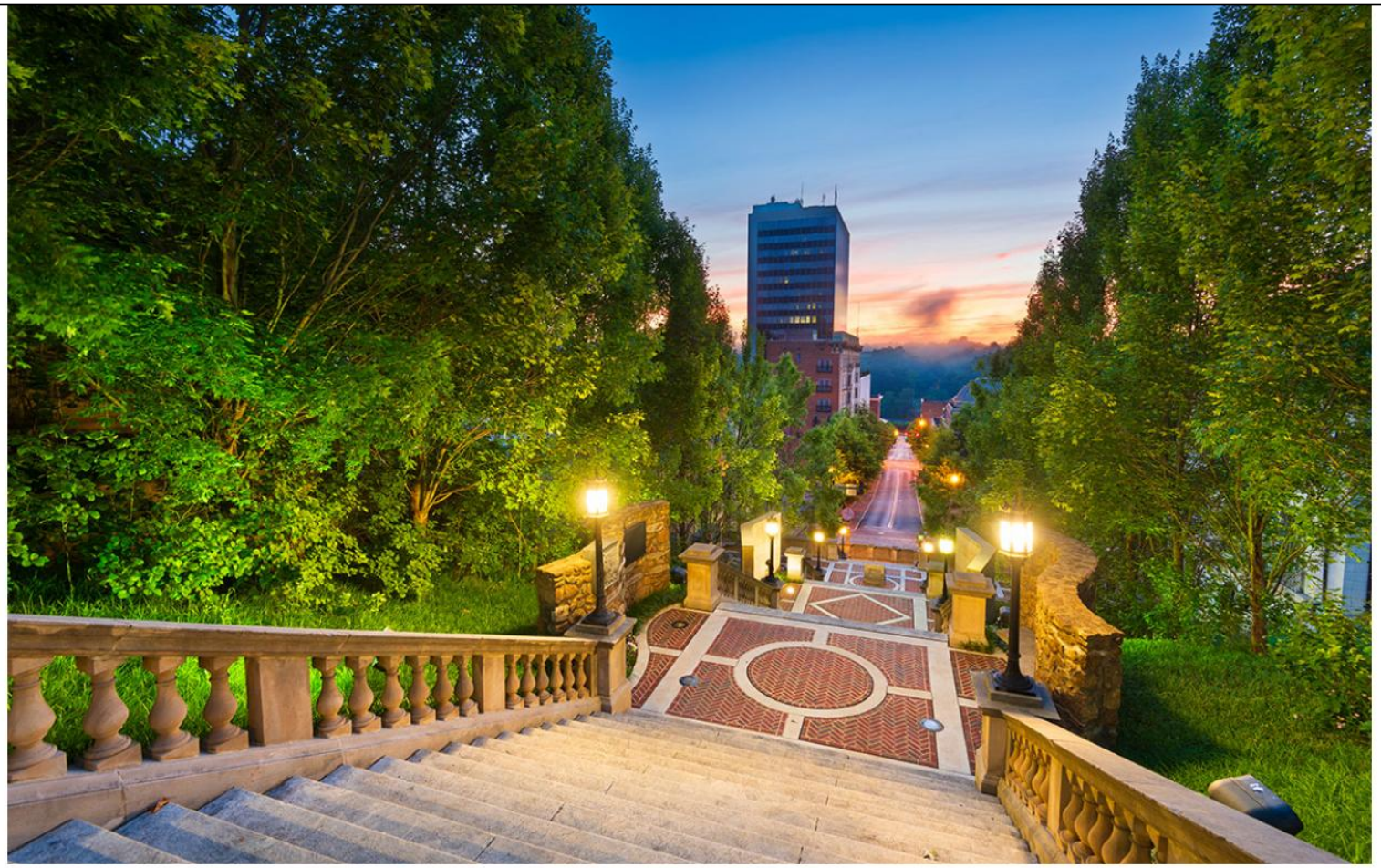
Only Roanoke area “somewhat affordable” for households younger than 40


FRED
All-Transactions House Price Index for Virginia
Index 1980:Q1=100
800
700
600
500
400
300
200
100
0
1980
1985
1990
1995
2000
2005
2010
2015
2020
2025
Source: U.S. Federal Housing Finance Agency via FRED®
Shaded areas indicate U.S. recessions.
fred.stlouisfed.org
Fullscreen


FRED
All-Transactions House Price Index for Lynchburg, VA (MSA)
Index 1995:Q1=100
360
320
280
240
200
160
120
80
40
1990
1995
2000
2005
2010
2015
2020
2025
Source: U.S. Federal Housing Finance Agency via FRED®
Shaded areas indicate U.S. recessions.
fred.stlouisfed.org
Fullscreen



No more free money for residential construction



NEWS

This Virginia City Ranked the No. 10 Best Place to Retire in the U.S.

"U.S. News & World Report" analyzed data from more than 850 U.S. cities. Nine from Virginia made the list.

"Lynchburg offers a better value of living compared to similarly sized cities. The national average home value is $370,489, while the median home value in Lynchburg is $222,714. So, for retirees on a budget, Lynchburg offers a better value when comparing housing costs to median income ($60,107)."

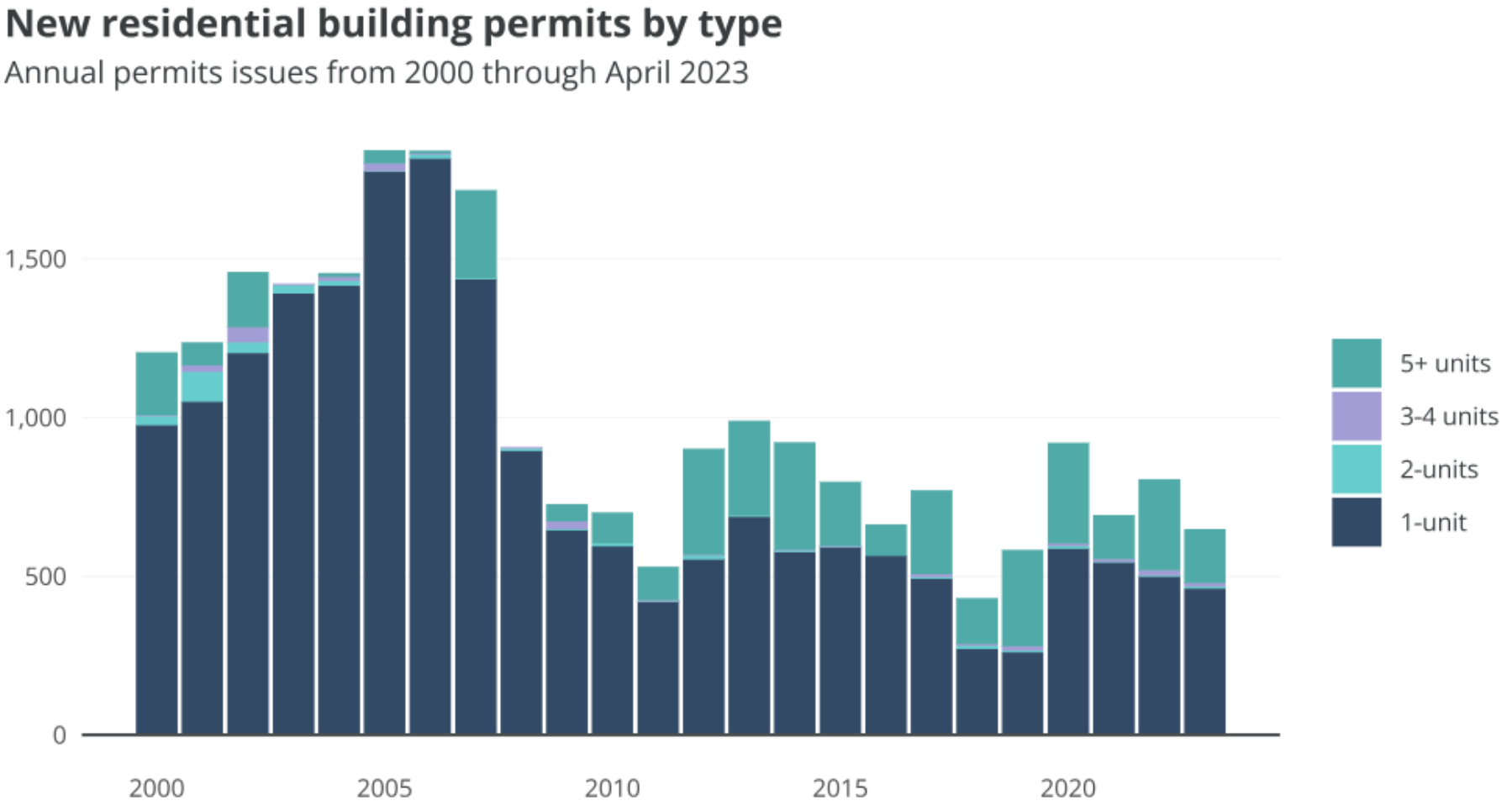


Figure 3.25: New residential building permits by type

"Virginia's annual housing production peaked in 2004 and has not caught pace since."

The current supply of federal Housing Choice Vouchers is inadequate to meet the need. For every household with a voucher, another seven are eligible but do not have one. Tens of thousands of low-income Virginians remain on waiting lists.

Housing Choice Voucher supply and demand



U.S. Department of Housing and Urban Development, Geospatial Data Storefront and Comprehensive Housing Affordability Strategy, 2013-2017 5-year estimates, Table 7.

Housing Choice Voucher - Summary Page

Summary Page:

This page defaults to a national view. Please select the State and Public Housing Authority you are interested in viewing using the dropdown menus below. The data will adjust based on your selection.

Data is current as of April 2026.

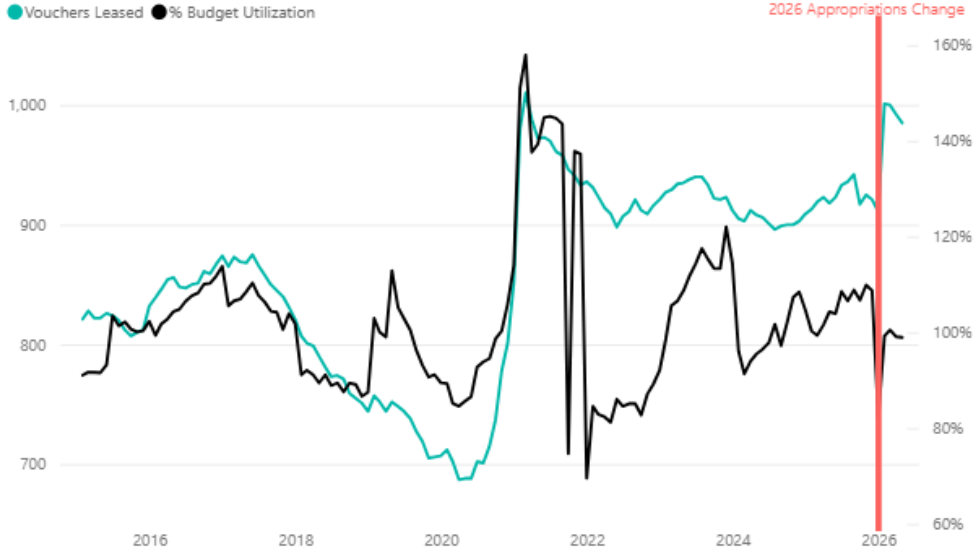
Select a State: VA

Select a Public Housing Authority: VA013 - Lynchburg Redevelopment & Housi...

MTW?: All

Clear All Filters:

Vouchers Leased and Budget Utilization since 2015 *



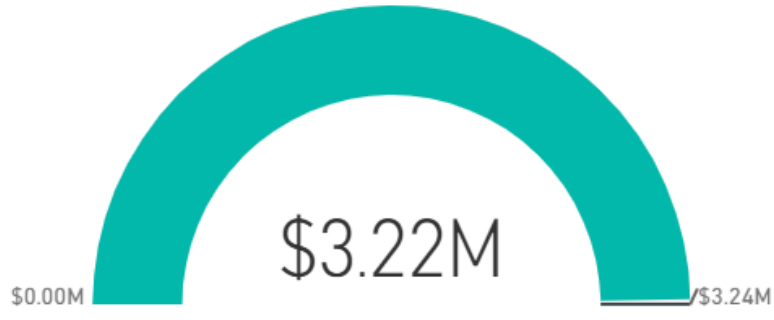
Budget & Leasing Overview:

Current Reported Leasing: 985

2026 YTD Spending as a Percentage of Annual Budget Authority: 99.46%

Average Per Unit Cost *: $811.00

2026 YTD HAP Expenditures vs 2026 YTD Budget Authority (BA) *



* The 2026 appropriations bill combines renewal funding for the HCV and Mainstream programs into a single funding stream. Budget authority, HAP spending, vouchers under ACC and vouchers leased reflect the incorporation of Mainstream vouchers into overall HCV program funding. Mainstream reserves must still be tracked separately as any Mainstream reserves remaining from pre-2026 allocations may only be used for Mainstream vouchers.

About 1000 Housing Choice Vouchers in the region



Started with a lot of long interviews with land use experts: planners, lawyers, and builders. Five main topics: local capacity, proffers, design review, deed restrictions, and formalizing housing permitting litigation.



Commonwealth Housing Coalition statewide zoning reforms

VIRGINIA MERCURY

CRIMINAL JUSTICE + POLICING | ELECTION 2026 | ENERGY + ENVIRONMENT | GOV + POLITICS | EDUCATION | HEALTH | COMMENTARY

GENERAL ASSEMBLY 2026 | GOVERNMENT + POLITICS | HOUSING

A new law will make it easier to build a tiny house in your back yard, starting next year

BY **CHARLOTTE RENE WOODS** - APRIL 16, 2026 5:26 AM



Approval process still a challenge. Recently told about a year and a half process to get one

VPM npr PBS

VPM News
BBC World

NEWS ELECTION COVE



GENERAL ASSEMBLY

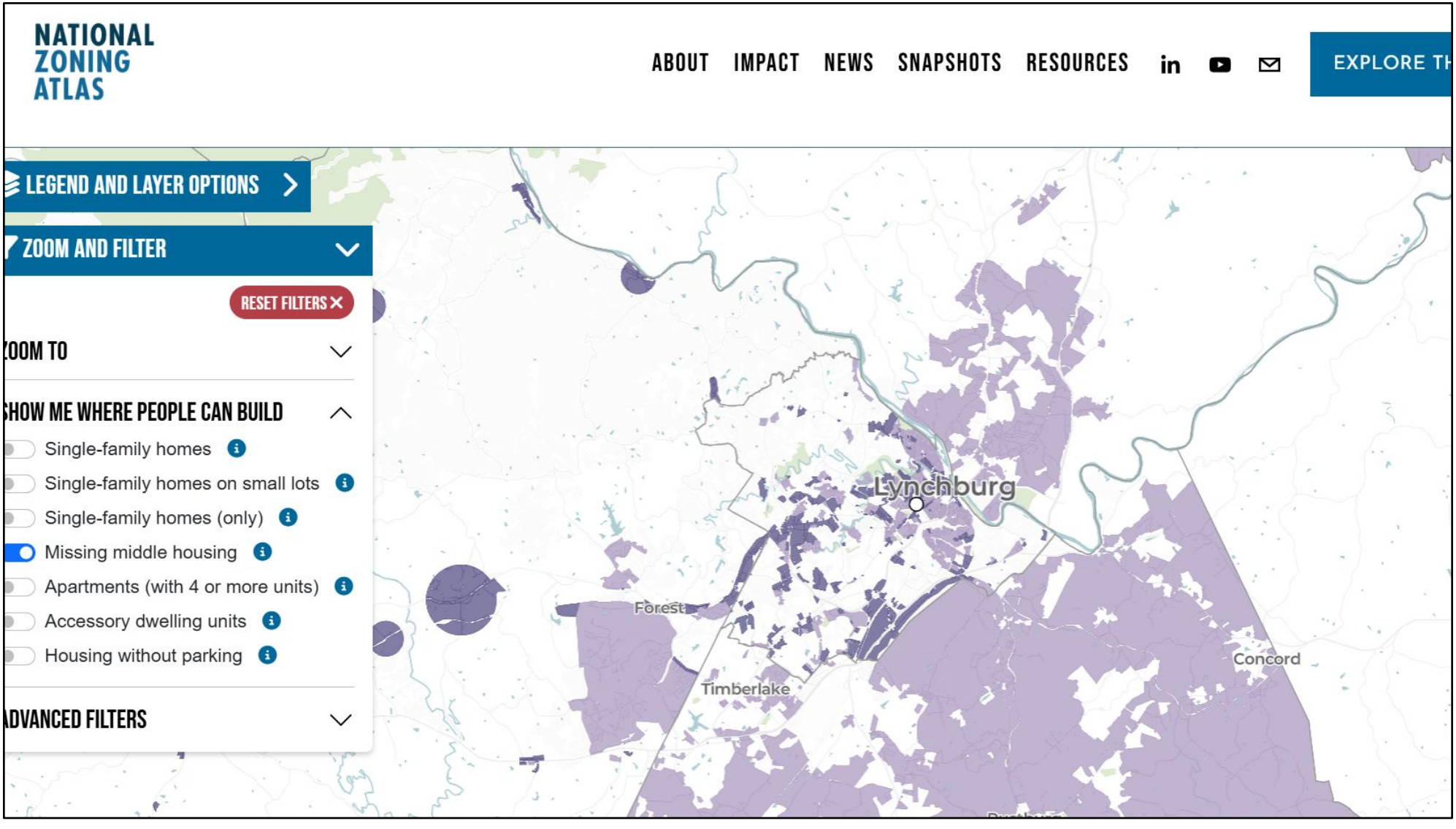
New Virginia law will expand zoning for manufactured homes

VPM | By **Dean Mirshahi**

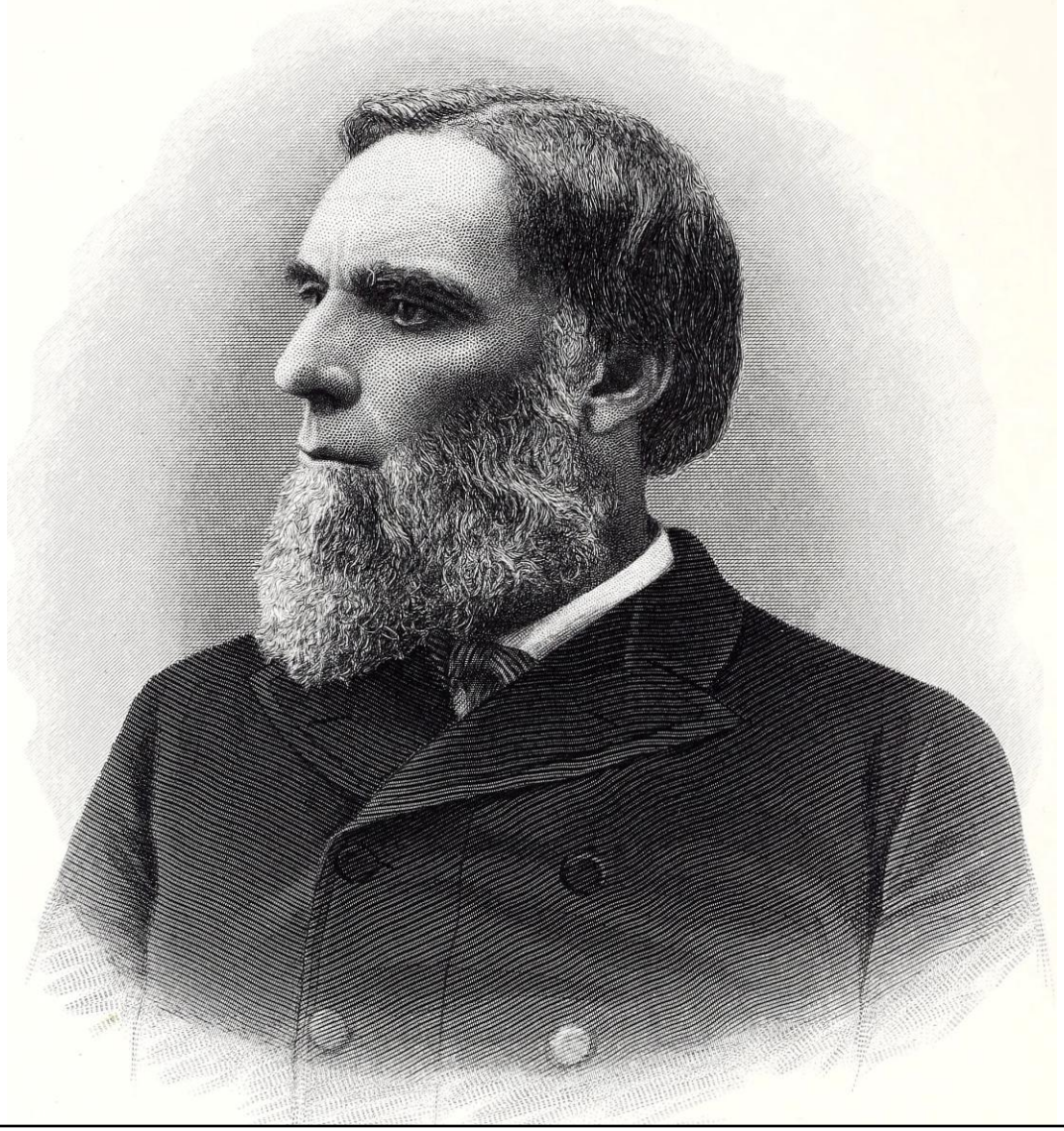
Published April 7, 2026 at 9:00 AM EDT

Updated April 20, 2026

We are 23rd in manufactured homes across the nation, 1,548 built statewide here last year



Looking at missing middle housing permitted (2, 3 and 4+ homes allowed by right), darker purple means commercial is allowed



Judge John Forrest Dillon, changing state policy is hard



Land use regulations are older than modern technology, 19th century innovation



Personal computer revolution, digitization, online services, 3D visualization, Geographic Information Systems, large language models

Wythe County seeks public feedback on first zoning ordinance



By Logan Beebe

Published: Sep. 24, 2026 at 5:32 PM EDT

Localities that traditionally did not need zoning are seeing solar farms and data centers that raise concerns



Competitive grants to digitize with preference for by right

DEPARTMENT OF COMMERCE
HERBERT HOOVER, SECRETARY

A STANDARD STATE ZONING ENABLING ACT

IDER WHICH MUNICIPALITIES MAY ADOPT ZONIN REGULATIONS

BY THE

ADVISORY COMMITTEE ON ZONING

APPOINTED BY SECRETARY HOOVER

CHARLES B. BALL - - - - - - - - - Secretary-Treasurer, City Planning Divisio
Sanitary Engineer. American Society of Civil Engineers.
EDWARD M. BASSETT - - - - - - - Counsel, Zoning Committee of New York.
Lawyer.
ALFRED BETTMAN - - - - - - - - Director, National Conference on City Planning
Lawyer.



State model zoning code

HousingForward VIRGINIA

ABOUT / OUTREACH / RESEARCH / FACILITATION / CONTACT /

Back to Basics: Proffers

JUNE 10, 2026

Maria Dougherty

Filed Under: Virginia, Zoning



Started in Fairfax as a way to square the circle of strong property rights and meeting community needs then went statewide in 1976, four years after The Godfather came out

REGISTER | LOG IN ACCESSIBILITY ENGLISH

HOUSTON PERMITTING CENTER

ABOUT PERMITS A TO Z RESOURCES CONTACT ESERVICES



Impact Fee Administration

About Us / Houston Public Works / Infrastructure & Development Services / Impact Fee Administration

Jump To Topic

- Wastewater Capacity Reservation (WCR)
- Letter Revisions
- Transfers
- Shopping Center Letters
- Service Units
- Impact Fee Exemption
- Impact Fee Rates

The Impact Fee Administration, a section of Infrastructure & Development Services, manages wastewater flows through Wastewater Capacity Reservations (WCR), manages water demands through water commitment letters, and plans the near and long term facilities requirements to assure reliable service for today and the future. Refer to Chapter 47 of the City of Houston Code of Ordinances.

Wastewater Capacity Reservation (WCR)

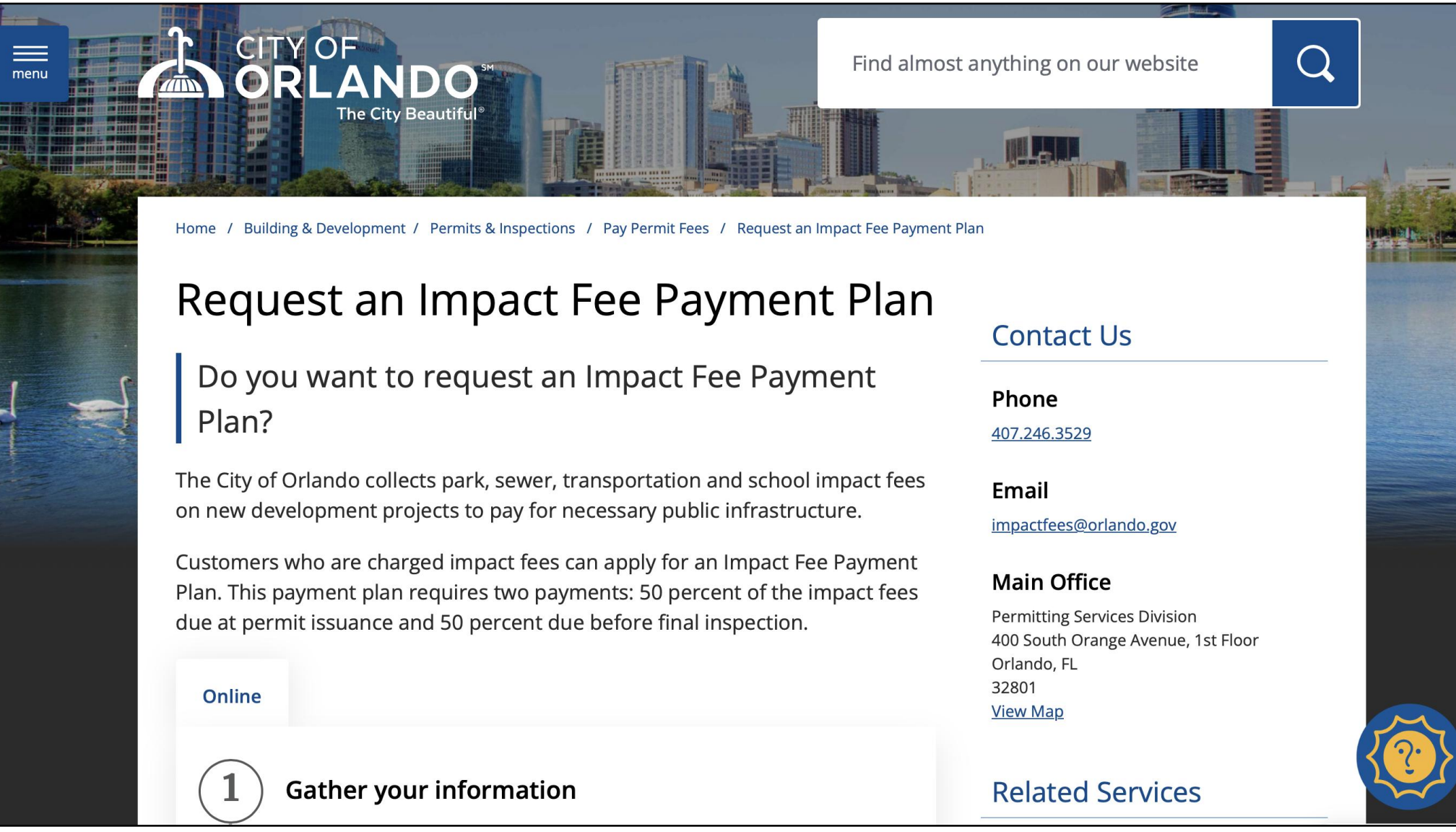
What is a WCR Letter?

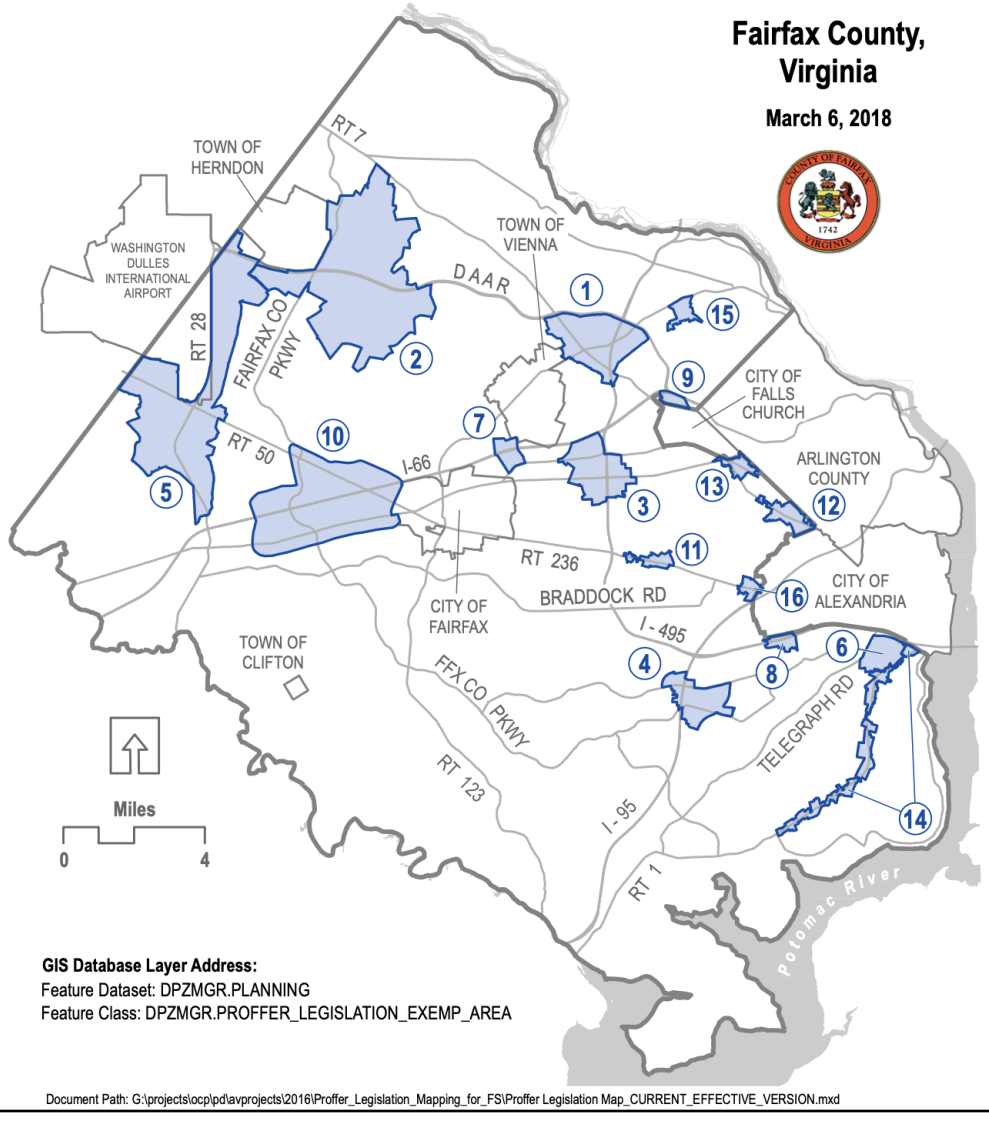
A Wastewater Capacity Reservation (WCR) letter will:

- Determine if there are adequate and available wastewater and water utilities to serve the proposed development
- Identify the point of connection to the City's wastewater and water utilities

Permit Types

Contact


menu
CITY OF ORLANDO
The City Beautiful
Find almost anything on our website
Home / Building & Development / Permits & Inspections / Pay Permit Fees / Request an Impact Fee Payment Plan
Request an Impact Fee Payment Plan
Do you want to request an Impact Fee Payment Plan?
The City of Orlando collects park, sewer, transportation and school impact fees on new development projects to pay for necessary public infrastructure.
Customers who are charged impact fees can apply for an Impact Fee Payment Plan. This payment plan requires two payments: 50 percent of the impact fees due at permit issuance and 50 percent due before final inspection.
Online
1
Gather your information
Contact Us
Phone
407.246.3529
Email
impactfees@orlando.gov
Main Office
Permitting Services Division
400 South Orange Avenue, 1st Floor
Orlando, FL
32801
View Map
Related Services



Proffer Legislation Exempt Mixed-Use Small Areas

1) Tysons Urban Center
2) Reston
   Includes Herndon Transit Station Area, Reston Town Center Transit Station Area, and Wiehle-Reston East Transit Station Area
3) Merrifield Suburban Center
   Includes Dunn Loring Transit Station Area
4) Franconia-Springfield Area
   Includes Springfield Community Business Center and Franconia-Springfield Transit Station Area
5) Dulles Suburban Center
   Includes Innovation Center Transit Station Area
6) Huntington Transit Station Area
7) Vienna Transit Station Area
8) Van Dorn Transit Station Area
9) West Falls Church Transit Station Area
10) Fairfax Center Area
    Includes Fairfax Center Suburban Center
11) Annandale Community Business Center
12) Baileys Crossroads Community Business Center
13) Seven Corners Community Business Center
14) Richmond Highway Corridor Area
    Includes:
    North Gateway Community Business Center
    Penn Daw Community Business Center
    Beacon/Groveton Community Business Center
    Hybla Valley/Gum Springs Community Business Center
    South County Center Community Business Center
    Woodlawn Community Business Center
    and adjacent Suburban Neighborhoods
15) McLean Community Business Center
16) Lincolnia Community Business Center

Map prepared by the Fairfax County Department of Planning & Zoning.
It includes boundary changes resulting from Plan Amendment 2017-07, adopted March 6, 2018.

2016 Fairfax County map showing areas with different proffer laws

ALBEMARLE COUNTY | LEGAL MATTERS | PLACES29 | TRANSIT

Virginia Supreme Court rules against Albemarle in Jaunt proffer case

Sean Tubbs 4 Years Ago 0 7 Mins

BOARD OF SUPERVISORS OF
THE COUNTY OF ALBEMARLE

v. Record No. 201523

ROUTE 29, LLC

OPINION BY
CHIEF JUSTICE S. BERNARD GOODWYN
June 2, 2022

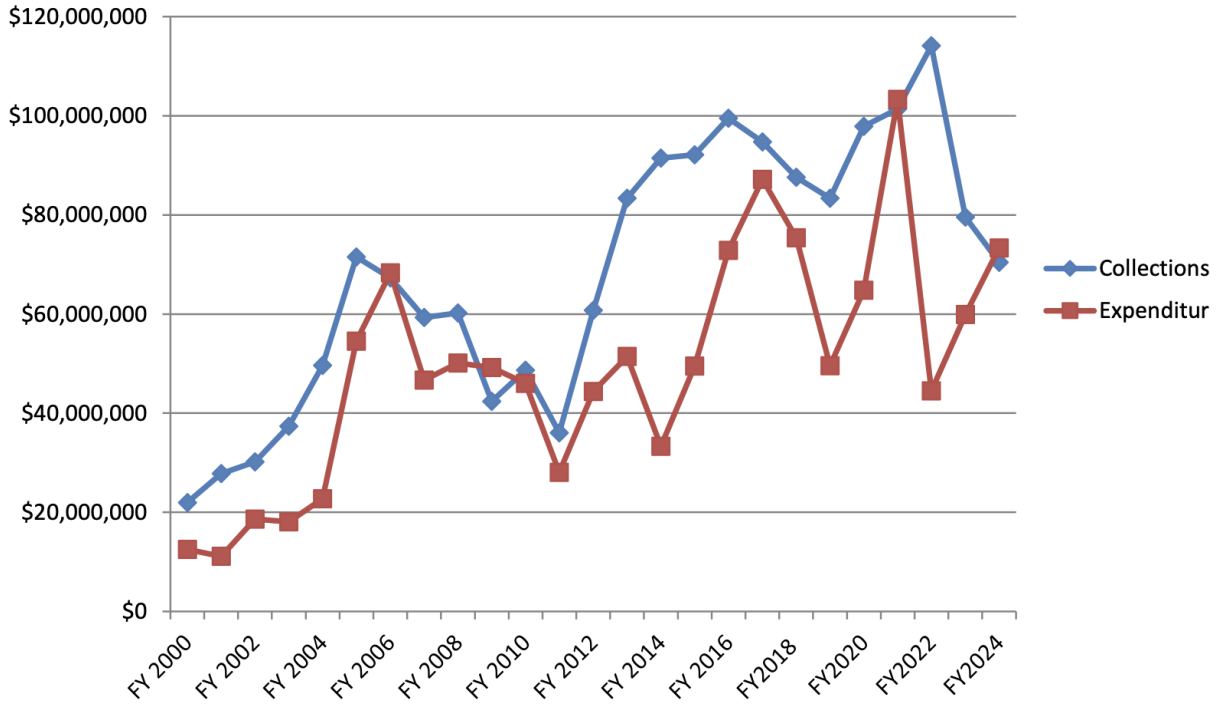
FROM THE CIRCUIT COURT OF THE COUNTY OF ALBEMARLE
Cheryl V. Higgins, Judge

In this appeal, we consider whether the owner of rezoned property, who claims that the triggering of a conditional proffer operated as an unconstitutional condition, states a cause of action, and whether the circuit court erred in denying a motion to strike the owner's evidence.

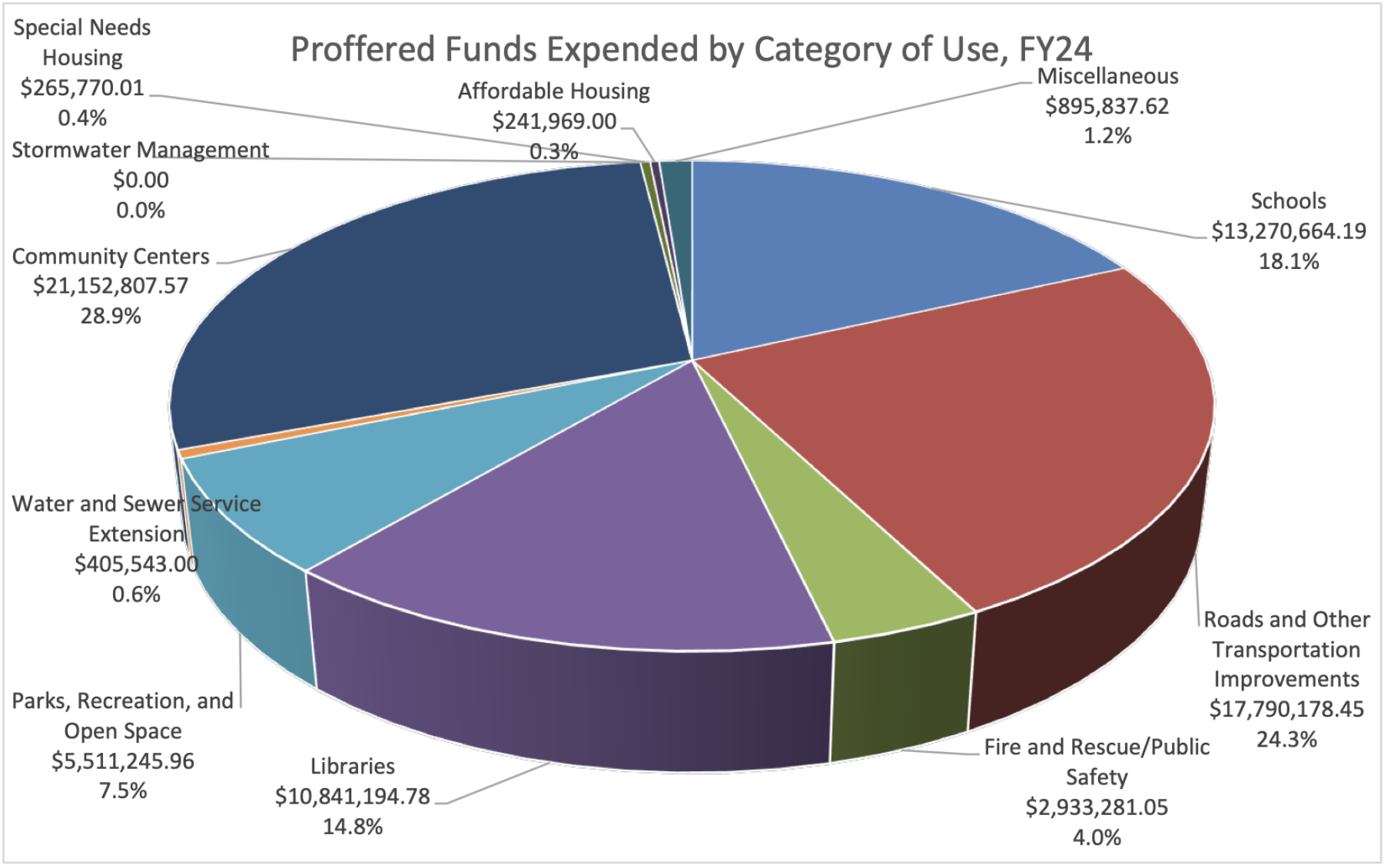
I. BACKGROUND

"While a state, under its police power, may regulate land use to further legitimate state interests, it may not use this power as a cudgel to coerce concessions from a land-use applicant who seeks to repurpose her property", need "essential nexus" and "roughly proportional"

Cash Proffer Collections and Expenditures, FY2000-FY2024



Virginia localities take about $48 billion in revenue every year


Proffered Funds Expended by Category of Use, FY24
Special Needs Housing
$265,770.01
0.4%
Affordable Housing
$241,969.00
0.3%
Miscellaneous
$895,837.62
1.2%
Stormwater Management
$0.00
0.0%
Schools
$13,270,664.19
18.1%
Community Centers
$21,152,807.57
28.9%
Water and Sewer Service Extension
$405,543.00
0.6%
Roads and Other Transportation Improvements
$17,790,178.45
24.3%
Parks, Recreation, and Open Space
$5,511,245.96
7.5%
Libraries
$10,841,194.78
14.8%
Fire and Rescue/Public Safety
$2,933,281.05
4.0%



Zoning for extraction. 97% of Virginia is zoned residential and 98% of that allows single family zoning and 99% of that has a minimum lot size mandate. One locality has 144 different discretionary processes per request



For more resource constrained localities, the proffer system doesn't work at all

dailypress.com/news/local/virginia/dp-va--xgr-impactfees0212feb12,0,3979515.story

dailypress.com

Senate narrowly passes impact fee legislation

By KRISTEN GELINEAU

Associated Press Writer

February 12, 2008

RICHMOND, Va.



The Senate narrowly passed legislation Tuesday that dramatically changes the way developers contribute money for the costs of municipal services required by new development.

Currently, developers offer cash and land for roads, schools or parks. Those voluntary commitments, called proffers, are usually negotiated with city or county leaders and can be upwards of $47,000 for each new house in some localities.

In recent years, however, some localities have made proffers an informal requirement for approval of a project. Some developers argue that proffers are to blame for the current slump in the housing market because the

Steep Slope Areas

Steep Slopes and its impacts on land development and property management

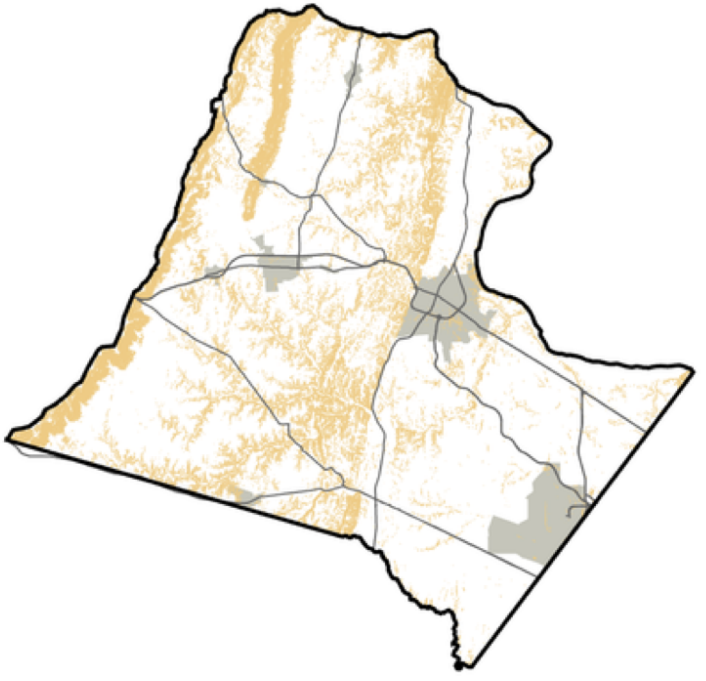
LOUDOUN COUNTY VIRGINIA

What are Steep Slope Areas?

Steep slopes are areas that occur anywhere there is a naturally occurring slope of 15% grade or greater. They are designated into two categories: moderately steep slopes (15-25% grade) and very steep slopes (greater than 25% grade). Steep slopes make up approximately 50,000 total acres across the county, where they provide scenic beauty and ecosystem services.

Development standards in these sensitive areas help mitigate improper land use and disturbance, which reduces potential for increased erosion, sedimentation, and surface runoff, as well as the resulting adverse impacts on water quality.

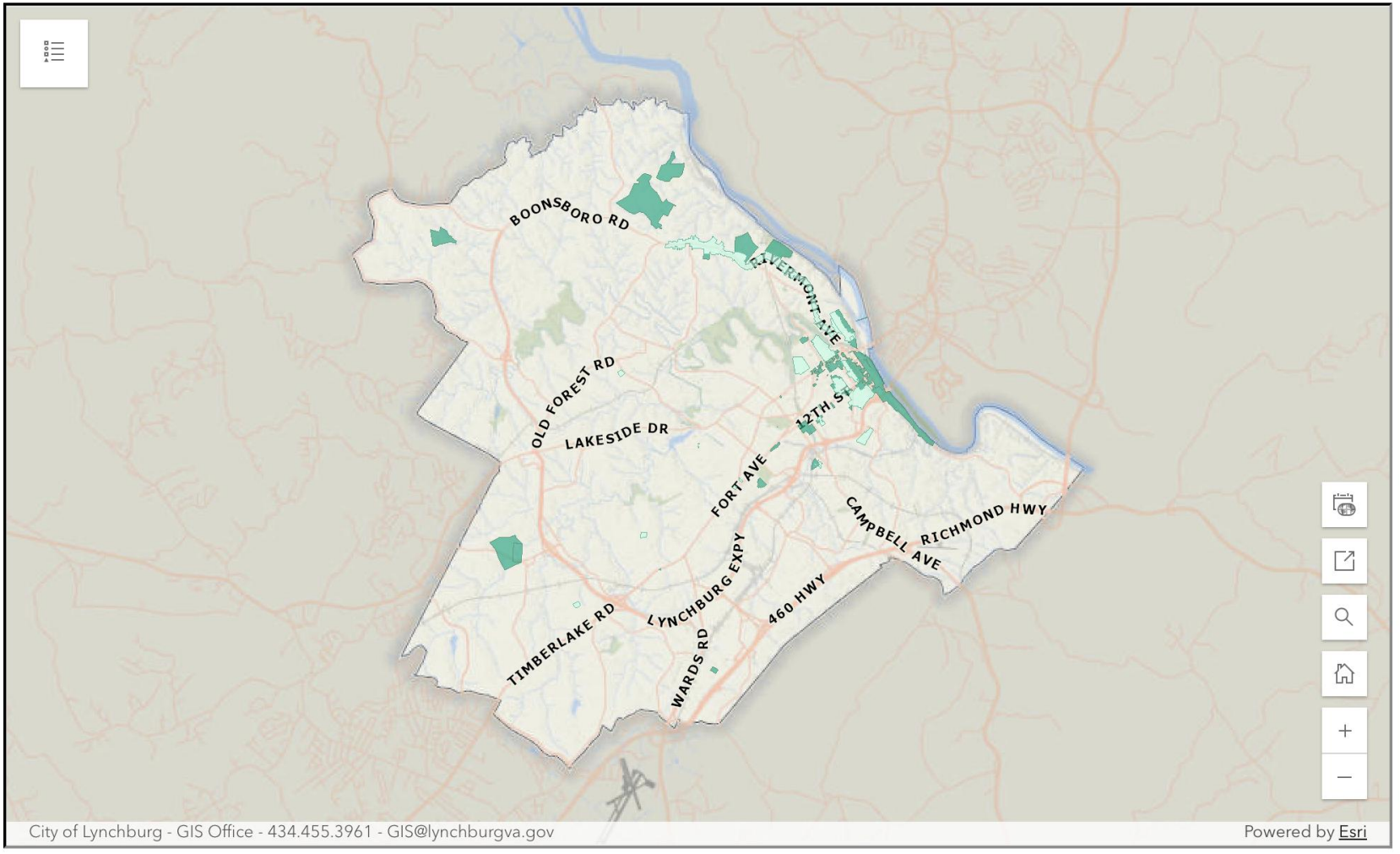
The zoning ordinance restricts most development on very steep slopes and establishes development standards for moderately steep slopes to preserve visual quality and encourage innovative building techniques for sloped terrain.



Map of Loudoun County with all steep slope areas highlighted.

Environmental zoning

Historic Districts & Sites



Historic districts in Lynchburg



Technical, administrative, objective, measurable. Should not require a public hearing. Take place only after zoning approval



once erected. Efforts are frequently made but a small minority can usually upset the best laid plan. Even in private residential developments the beneficial effect of private restrictions is apt to be short-lived. Usually these

Ed Bassett, father of zoning talked about how bad private restrictions were because they are spotty and temporary, only lasting ten to fifteen years





J.C. Nichols: Self-renewing covenants, binding in perpetuity

Delivered to me this 4th day of March 189[illegible] –
R J Eastham

wide on Kelley Avenue said lot having an uniform width, in the City of Charlottesville and State of Virginia, (On said lot there is a Dwelling House) together with all the appurtenances to the said land belonging.

To have and to hold the said tract of land, with its appurtenances aforesaid, unto the said Mrs Sarah E. Eastham heirs and assigns forever.

It is agreed that the cost of any dwelling or business house, when erected on said land, is not to be less than One Thousand dollars, ($1000.00); but this does not apply to out houses that may be erected, to be used in connection with a dwelling or business house.

It is also agreed that this land is not at any time to be sold to or owned by negroes, It is further agreed that no part of this land is at any time to be used for Cemetery purposes. The right is reserved to [illegible] sewer pipe through said land, (said pipe to be at least two feet below ground), and to go upon said land for repairs, at any time, or to assign said right to the City of Charlottesville.

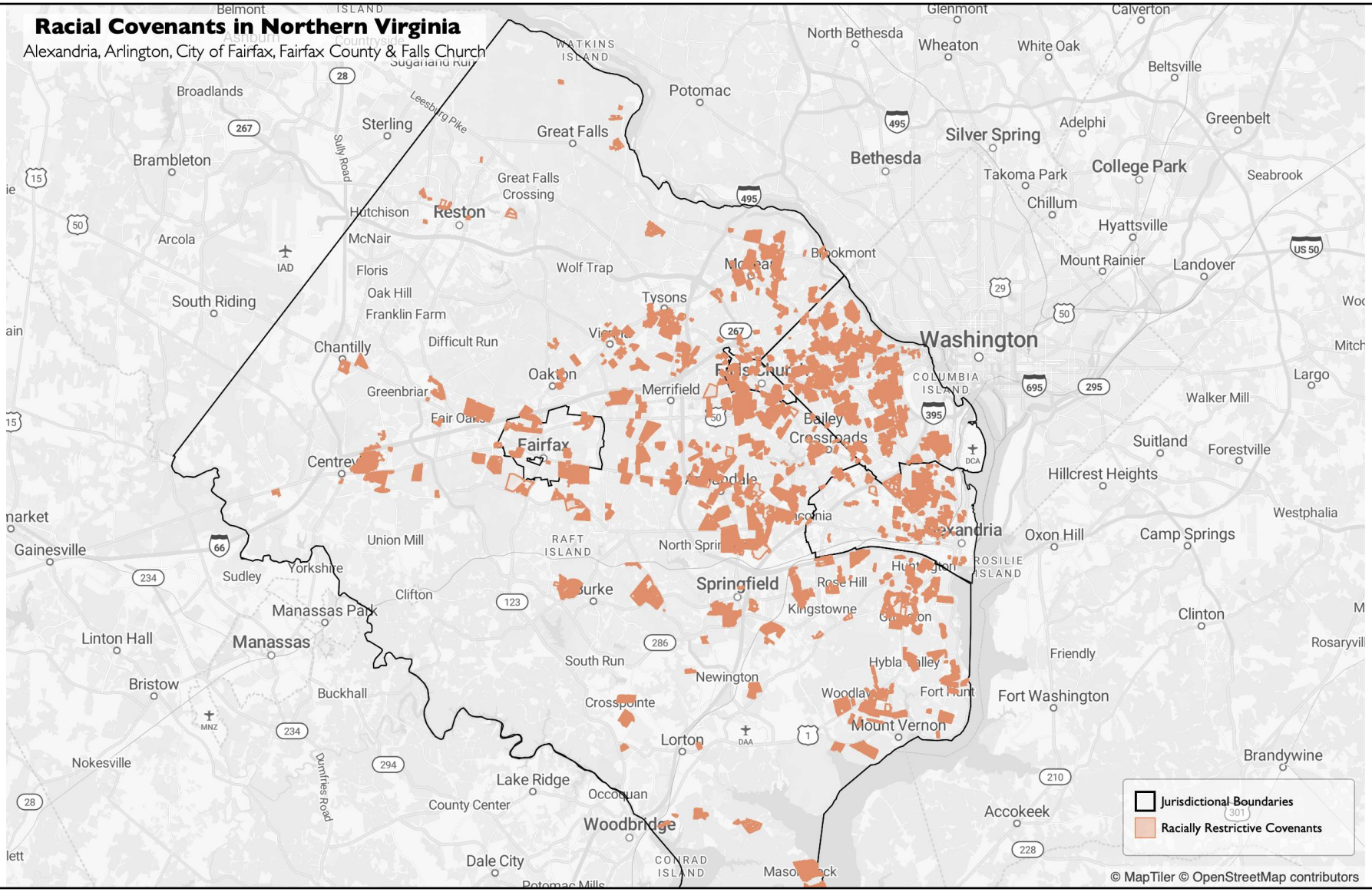
In witness whereof, The Locust Grove Investment Company has caused these presents to be signed by its President, and its Corporate seal affixed hereto, and attested by its Secretary on this 5th day of February in the year of our Lord 1897.

Witness the following signatures and Seals:

(Seal)

Attest
W R Bumgardner, Secretary.

The Locust Grove Investment Company,
by Geo. B. Marshall President


Racial Covenants in Northern Virginia
Alexandria, Arlington, City of Fairfax, Fairfax County & Falls Church
Jurisdictional Boundaries
Racially Restrictive Covenants
© MapTiler © OpenStreetMap contributors
Washington
Alexandria
Arlington
Fairfax
Falls Church
Reston
Tysons
Chantilly
Centreville
Springfield
Manassas
Manassas Park
Woodbridge
Lake Ridge
Potomac
Great Falls
Bethesda
Silver Spring
College Park
Takoma Park
Hyattsville
Mount Rainier
Landover
Wheaton
North Bethesda
Glenmont
Beltsville
Greenbelt
Adelphi
Chillum
Seabrook
Largo
Suitland
Forestville
Hillcrest Heights
Walker Mill
Oxon Hill
Camp Springs
Fort Washington
Mount Vernon
Clinton
Friendly
Brandywine
Accokeek
Westphalia
Rosaryville
Fort Hunt
Woodlawn
Hybla Valley
Newington
Lorton
South Run
Crosspointe
Kingstowne
Rose Hill
Bailey Crossroads
Merrifield
Oakton
Vienna
Fair Oaks
Greenbriar
Difficult Run
Oak Hill
Franklin Farm
Floris
Wolf Trap
McNair
Hutchison
Great Falls Crossing
Sterling
Broadlands
Brambleton
Arcola
South Riding
Gainesville
Linton Hall
Bristow
Nokesville
Dale City
County Center
Occoquan
Potomac Mills
Sudley
Yorkshire
Clifton
Buckhall
Union Mill
North Springfield
Burke
Annandale
Brookmont
Belmont
Sugarland Run
Watkins Island
Raft Island
Columbia Island
Rosslyn Island
Conrad Island
Leesburg Pike
Sully Road
Dumfries Road
IAD
MNZ
DCA
DAA



No longer enforce covenants with explicit discriminatory language and establish a time limit for other covenants and proffered conditions. 100 years at most.

WILLIAMS MULLEN

07.20.2023 LEGAL NEWS

The Virginia Supreme Court Has Made it Easier for Neighbors to Challenge Land Use Approvals - Here's Why it Matters

By: T. Preston Lloyd, Jr.

The concept of legal standing
this summer; but it is just as



"Aggrieved" Proximity, own or occupy nearby, particularized harm

reason

HOUSING POLICY

NIMBY Lawsuit Accidentally Abolishes City's Entire Zoning Code

Plus: The Supreme Court declines to he
zoning reform, and why tourist traps a

CHRISTIAN BRITSCHGI | 7.8.2025 12:55 PM



SMARTCITIESDIVE Deep Dive Opinion Library Events Press Releases Awards Topics

DIVE BRIEF

A Virginia city eliminated single-family-only zoning. Then the lawsuits came.

Roanoke, Virginia, is reassessing zoning reforms it passed last year after resident lawsuits cost the city tens of thousands in litigation.

Published Sept. 3, 2025

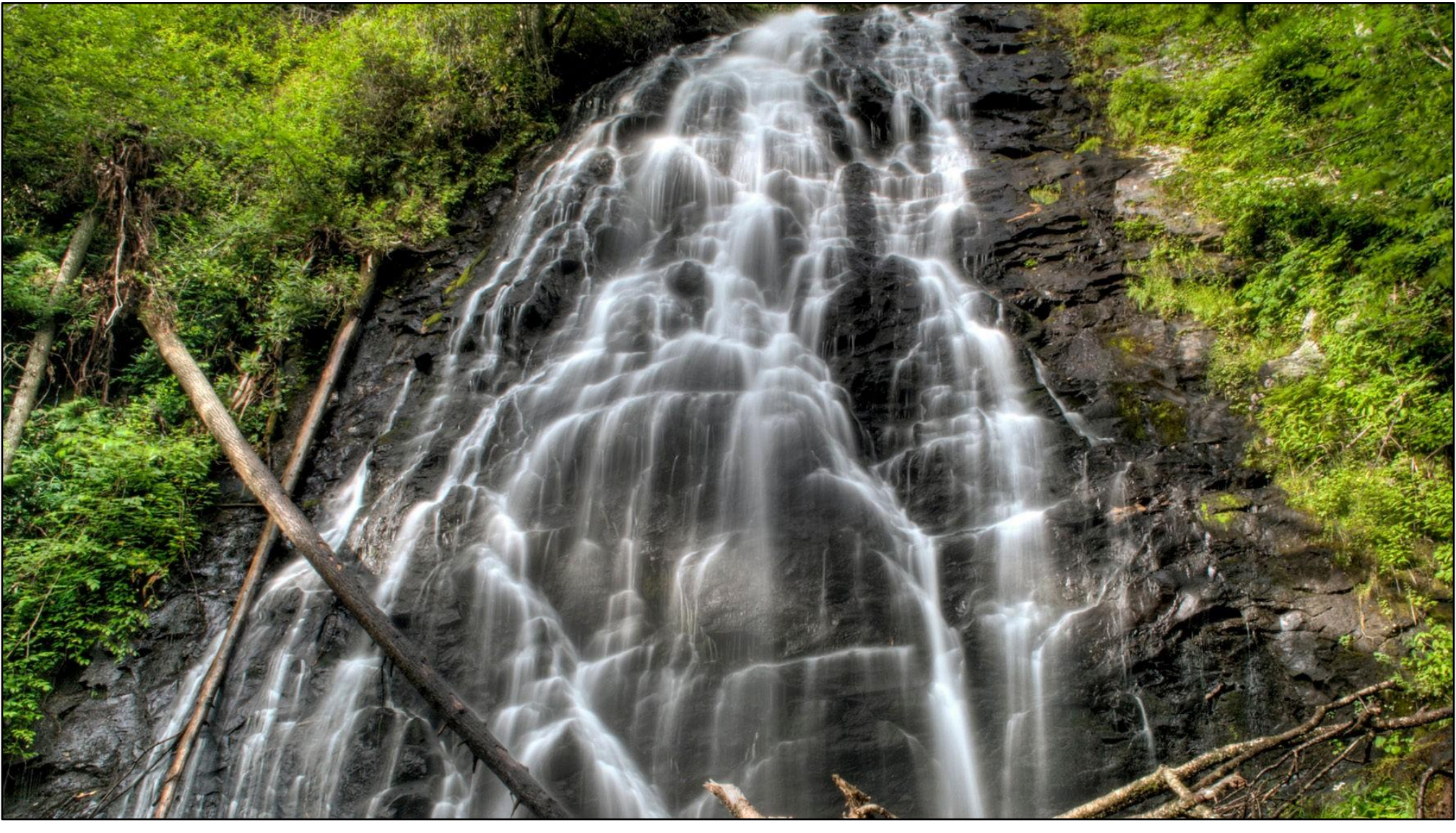


Ryan Kushner
Reporter

Share License Add us on Google



Wisconsin and Massachusetts example, limit to actual and imminent personalized damage, limit document discovery to reduce costs and delays, increase the bond required to litigate land use decisions



Crabtree Falls. Our housing permitting system is working, focus on improvement, small fixes, adjust based on evidence