

Title of the Policy Proposal: Healthy & Affordable Homes

Subject Area of the Proposal: Housing

For State or Federal Consideration: State

Budgetary or Authorizing: (Does the Proposal Seek Funding or Legal Authorities?) Budgetary funding

Short Description of the Proposal:

Support a suite of affordable housing bills as they arise in the 2026 legislative session. The Environmental Policy Commission is generally supportive of affordable housing bills as there is direct linkage between climate change, community health, and housing affordability.

Has this Proposal been Introduced as Legislation in a Previous Session?

Various affordable housing bills have been introduced historically. A few bills & budget allocations were vetoed or eliminated by the Governor in the 2025 session that we would like to prioritize in the 2026 session.

If So, Please Provide Applicable Bill Numbers and Years it Was Introduced:

HB 1973: Affordable Housing Preservation (Sponsored by Del. Bennett-Parker in 2025)

- HB 1973 would grant localities the authority to establish a Right of First Refusal (ROFR) during the sale of publicly supported housing at risk of expiring affordability
- Passed House & Senate, Vetoed by Governor

Increase the Virginia Housing Trust Fund (VHTF) to \$150M Annually (Sponsored by Sen. Ebbin, Del. Bulova in 2025)

- Annual VHTF funding remains at \$87.5M (increase not funded in the budget)

Relevant Background (e.g. -- what's the policy problem or status quo that this policy would fix or improve?): Housing affordability

Has Your Commission's/Board's Liaison from the City Attorney's Office Determined Whether There's a Need for the Authority or Code Change You're Requesting (for example, does the City already have the authority to take that action without seeking a legal change)? We have not liaised with the City Attorney's Office but we do not believe these require legal authority changes, just budget allocation from the state.

Related Federal or State Statutes (is there any precedent anywhere else -- another state or on the federal level -- that you're aware of?):

Any Relevant Research or Analysis:

- [Housing at the intersection of health and climate change \(2025\)](#)
- [How Cities Can Tackle Both the Affordable Housing and Climate Crises](#)
- [Without Affordable, Accessible, and Adequate Housing, Health Has No Foundation \(2024\)](#)
- [Virginia Housing Trust Fund](#)

Any Relevant Cost Estimates or Cost Savings Estimates:

HB 1973: It is anticipated that any costs DHCD may incur can be absorbed within existing resources.

Increase the Virginia Housing Trust Fund (VHTF) to \$150M Annually: Increased of \$62.5M annually.

Pros and Cons of the Proposal:

Possible Supporting Organizations (stakeholder allies):

Alexandria Public Health Advisory Committee (Dr. Jerome Cordts, Chair of the Public Health Advisory Committee, supported via email sent Sept 28, 2025)

Virginia Housing Alliance (non-partisan non-profit dedicated to ending homelessness in Virginia)

Possible Opposing Organizations (stakeholder opponents):

Project developers