



JULY 15, 2026

Housing Matters

HRHC Advocacy Committee Updates

Presented by Bjorn Koxvold, ForKids, Inc. | HRHC Advocacy Committee Chair

Big Takeaway: Advocacy for Affordable Housing is Paying Off

- Systems Reform Year: Process improvements, Transparency, Zoning Reform
- Tenant Protections Expanded Significantly: Fee restrictions, Ledger Transparency, Eviction process changes
- Utilities Treated as Housing Policy
- Enabled Local Governments vs State Mandates
- Still missing Large-scale production mandates



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Regional Laws

- Land value taxation pilot (**HB282**)
- Regional infrastructure coordination (**HB1241**)
- Local zoning enforcement for health/safety (**HB1477/SB806**)
- Additional zoning flexibility for HR localities (**HB787**)



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Housing Production & Supply

- Expansion of local zoning authority and flexibility
 - Affordable dwelling unit programs (**SB74 / HB867**)
 - Small lot zoning + ADUs (**HB1212, SB531**)
- Incentives for new development
 - Housing Revolving Fund (**HB820**)
 - Infrastructure pilot (**HB196**)
 - Faith in Housing (**HB1279/SB388**)
 - Tax exemptions for housing production (**HB1227 / SB729**)
- Reducing regulatory barriers
 - Parking reductions (**HB888**)
 - Expedited approvals (**HB594**)



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Preservation & Affordability

- Preservation tools:
 - Right of first refusal (**HB4, HB375**)
 - Manufactured housing protections (**HB374**)
- Cost stability for residents:
 - Utility rate protections (**HB242, HB422, HB884**)
 - Rent increase notice requirements (**HB678**)
 - Study of rate stabilization in response to fuel price hikes (**HB1256 / SB505**)
- Public sector workforce housing:
 - Employer-assisted housing (**HB164/SB328, HB1130**)



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Tenant Protections & Eviction Reform

- VA Eviction Reduction Pilot becomes a Program (**SB628/HB527**)
- Eviction process transparency + fairness:
 - 14-Day Pay or Quit (**HB48/HB15**)
 - Plain-language notices (**HB593**)
 - Tenant ledger requirements, similar to HB616 (**SB294/HB1361**)
- Legal process reforms:
 - Reduced barriers to appeal (**HB221**)
 - Escrow reform (**HB281, SB373**)
- Fee + cost protections:
 - Limits on fees and charges (**HB1005/SB313, HB379**)
- Anti-retaliation + tenant rights:
 - Clarifications and protections (**HB329**)
 - Tenant Account Transparency (**HB616**)



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Data, Transparency & System

- Housing data + tracking:
 - Corporate ownership tracking (**HB910**)
 - Statewide housing data (**SB666**)
- Program transparency + timelines:
 - DHCD funding timelines (**HB1043**)
- Vacancy + utilization:
 - Vacant property registration (**HB802**)



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HRHC Advocacy Platform

(First Ever!)



Overview

- Aligned with Strategic Plan Goal #3: ‘Inform, Educate, and Advance’
- Broad, ‘Evergreen’ Advocacy Document that serves as a consensus foundation for work overtime.



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Timeline

Phase 1: Committee Comment Period & Draft 2 Development
(May – July 2026)

Phase 2: Full HRHC Review and Digital Feedback
(July – August 2026)

Phase 3: Feedback Version Finalization
(September 2026)

Phase 4: Full Body Adoption
(TBD)



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Nine Key Components

1. Housing Supply & Production (Zoning, Land Use, Development)
2. Housing Affordability & Financing
3. Housing Preservation & Stability
4. Homeownership & Economic Mobility
5. Housing Accessibility & Special Populations
6. Regional Planning, Data & Accountability
7. Economic Development & Housing Alignment
8. Infrastructure, Transportation & Land Use Integration
9. Sustainability & Resiliency



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Current Advocacy Committee

1. Kimberly Denton – RW Towne Realty
2. Jason Dunaway – Howard Hanna Real Estate Services
3. Bjorn Koxvold - ForKids, Inc. (Advocacy Chair)
4. Erica Ramjohn – The Up Center
5. Carla Bryce – TowneBank Mortgage
6. Reagan Grohler – Coastal Virginia Building industry Association
7. Chris Hines – Norfolk RHA
8. Travis Rash – City of Hampton
9. Dashaunda Taylor – Old Dominion University



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PLEASE COMPLETE THE SURVEY

Questions? email us at info@hamptonroadshousing.org

[Advocacy Platform V2.1 – Fill out form](https://forms.cloud.microsoft/r/RJPdbUEtMU)

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