

**Interim Report on the
Mayor's Housing
Commission 2026**



April 24, 2026

Honorable Members of Norfolk City Council

810 Union Street

Norfolk, VA 23510

Dear Colleagues,

We are pleased to present this interim report on behalf of the Mayor's Housing Commission, highlighting our ongoing efforts to develop a comprehensive housing policy that addresses the current and future needs of our community.

Since convening in June 2025, the Commission has met regularly to review existing housing conditions, examine current policies, and gather feedback from residents, local organizations, and industry stakeholders.

Our work has focused on understanding the full range of housing challenges facing the city, including affordability, availability, quality, and long-term sustainability, in order to develop a comprehensive housing policy that addresses these challenges in an informed, intentional way.

To date, the Commission has made progress in the following key areas:

- Reviewing and analyzing existing housing inventory and affordability, including rental/ownership mix.
- Collecting data on the fiscal impacts of housing based on density, cost, location, and family size.
- Capturing stakeholder feedback through subcommittees focused on equity and development, respectively.
- Identifying preliminary policy themes, including strategies to preserve existing housing stock, support vulnerable populations, and encourage responsible development.

Over the next phase of our work, the Commission will refine these themes into specific, actionable policy recommendations supported by data analysis and community input.

We remain committed to developing a policy framework that is equitable, fiscally responsible, and aligned with the long-term vision for our city's growth. We appreciate the Council's continued support and look forward to presenting a full set of recommendations in our final report later this year.

Should you have any questions or wish to discuss our interim findings, please do not hesitate to reach out.

Respectfully submitted,

Councilman Jeremy McGee and Councilman Carlos Clanton

Co-chairs, Norfolk Housing Commission

Interim Report on the Mayor's Housing Commission 2026

Executive Summary/Key Findings

- Norfolk's housing inventory includes a significant share of units (36,000) classified as "affordable" under HUD's 30% income threshold.
- Affordable housing in Norfolk is highly concentrated in specific neighborhoods, resulting in pockets of persistent poverty.
- Seventy-five percent of the city's share of affordable housing is naturally occurring (NOAH) and is aging and at risk of loss, which could reduce the overall affordable housing supply.
- Norfolk provides 48% of the region's public housing and 21% other subsidized housing despite having 17% of the region's population, thus influencing both local fiscal impacts and regional housing dynamics.
- Limited affordable options in surrounding jurisdictions (e.g., no public housing and only 15% of the region's subsidized housing in Virginia Beach) contribute to concentrated demand within Norfolk's existing affordable stock.
- Norfolk has a higher proportion of renters (57%) compared to the region and national average (33%).
- The city's high renter population suggests a need for more pathways to ownership.
- Concentrations of subsidized and low-cost housing correlate with higher service demands, including public safety, code enforcement, and human services.
- The cost of providing services to multifamily affordable housing exceeds the revenue it generates for the City..
- Market-rate multifamily and higher-value single-family neighborhoods deliver greater net revenue, even after accounting for service and school costs.
- Neighborhoods with fewer NPS students maintain stronger net revenue performance; higher student counts make break even harder.
- Housing built for families with children increases demand on public schools.
- Age-restricted or childless-targeted housing does not create the same burden.
- Concentrated poverty in housing correlates with lower educational outcomes.
- Housing Choice Vouchers can be used for rent or homeownership. NRHA administers 3,835 Housing Choice Vouchers to Norfolk residents. As of early 2024, NHRA reported having **four clients** approved for the Housing Choice Voucher (HCV) Homeownership Program who were actively searching for homes. Best use depends on the goal:
 - Rent: More flexible, immediate housing.
 - Mortgage: Supports ownership but requires affordable homes within HUD limits.
- When one locality builds a disproportionate share of affordable housing, it can attract low-income households from surrounding jurisdictions, especially where affordable options are limited.
- This dynamic may reduce availability for local residents already living in Norfolk who also need affordable units.

Introduction

This interim report, issued at the midpoint of the Mayor’s Housing Commission for the City of Norfolk, outlines the Commission’s research to date on the areas outlined in Section 5 of the Resolution establishing the Commission; offers insights into how this research may guide current and planned redevelopment efforts in Norfolk; highlights relevant housing legislation currently advancing through the Commonwealth’s General Assembly; and includes anticipated next steps for the Housing Commission following this interim report.

Section 5 Review

Section 5 of the Mayor’s Resolution establishing the Housing Commission asked that several items be studied to create a housing policy. This includes assessing Norfolk’s housing inventory—such as the share of units considered affordable, the balance of owner-occupied versus rental housing, and the fiscal impact of housing on city services. It also asked the Commission to examine how housing relates to education, the ideal mix of subsidized and market rate units, the balance between homeownership and renting, the most effective application of Section 8 vouchers (i.e., toward rent or mortgages), and whether expanding affordable housing lowers rents for current residents or primarily attracts new low income tenants from outside the city.

Inventory & Affordability

Key Findings:

- Norfolk’s housing inventory includes a significant share of units (36,000) classified as “affordable” under HUD’s 30% income threshold.
- Affordable housing in Norfolk is highly concentrated in specific neighborhoods, resulting in pockets of persistent poverty.
- The city’s largest share of naturally occurring affordable housing (NOAH) is aging and at risk of loss, which could reduce the overall affordable housing supply.
- Norfolk provides 48% of the region’s public housing and 21% other subsidized housing despite having 17% of the region’s population, thus influencing both local fiscal impacts and regional housing dynamics.
- Limited affordable options in surrounding jurisdictions (e.g., no public housing and only 15% of the region’s subsidized housing in Virginia Beach) contribute to concentrated demand within Norfolk’s existing affordable stock.

The U.S. Department of Housing and Urban Development (HUD) defines housing as affordable when it costs no more than 30% of a household’s income. Norfolk’s Comprehensive Housing Study (2023) and regional housing assessments have used this benchmark to evaluate supply. Per 2025 HUD Income Limits, one-hundred percent area median income (AMI) in Norfolk is \$85,200 for a household of two people and \$106,500 for a household of four people (The 100% AMI figure serves as a baseline for comparison with all other affordability levels – such as those calculated in the chart below).

The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs. HUD develops limits based on Median Family Income estimates for each metropolitan area. Below are the 2025 limits for the MSA.

Category	Classification	1-Person (Affordable Rent)	2-Person (Affordable Rent)	4-Person (Affordable Rent)
30% AMI	Extremely Low Income	\$22,400 (\$560)	\$25,600 (\$640)	\$32,150 (\$804)
50% AMI	Very Low Income	\$37,300 (\$933)	\$42,600 (\$1,065)	\$53,250 (\$1,331)
80% AMI	Low Income	\$59,650 (\$1,491)	\$68,200 (\$1,705)	\$85,200 (\$2,130)

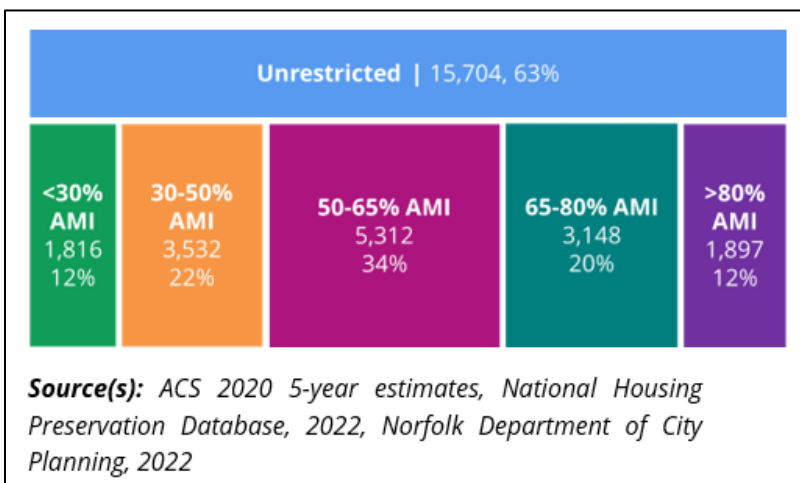
Source: HUD 2025 Section 8 Income Limits. Affordable rent is calculated as 30% of a household's income.

The table to the left shows 30%, 50%, and 80% area median income (AMI) levels of the Metropolitan Statistical Area (MSA) that includes the City of Norfolk, and the accompanying monthly rents that are affordable to households at each level (in parentheses). According to July 2025 Redfin data, Norfolk's median rent is \$1,599.

According to the Norfolk Comprehensive Housing Study (2023), concentrated poverty and racial segregation continue to undermine Norfolk's housing market and drive its affordability changes. Poverty in Norfolk is particularly acute compared to the region and state for all population segments. For example, households making below \$35k annually make up 31% of Norfolk's population, whereas households at that income level make up just 16% of Virginia Beach's population. Poverty is also concentrated within the city, in part because the subsidized affordable housing stock is highly concentrated in larger multifamily buildings.

Subsidized housing developments are built to meet the affordability thresholds of low- and moderate-income earners. Newport News and Norfolk have significantly more subsidized housing units than other cities. The next closest cities are Portsmouth, Chesapeake, and Virginia Beach, but they offer half the number of subsidized rental units. Norfolk has the largest stock of subsidized housing in South Hampton Roads.

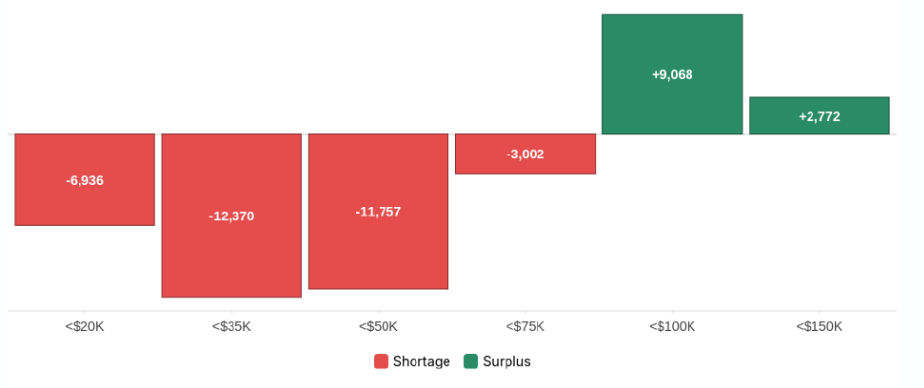
Despite having the most subsidized affordable homes in the region, the majority of Norfolk's affordable rental housing is actually unsubsidized. According to Norfolk's Housing Study (2023) there are about 27,000 unsubsidized naturally occurring affordable housing (NOAH) units available to residents making under 80% AMI. But the majority (80%) of this housing stock was built before 1990 and is thus vulnerable to disrepair, redevelopment pressures, and price increases.



Approximately half of the unrestricted affordable units in Norfolk are located in buildings with 5+ units. The chart to the right shows the number of naturally affordable rental units available to different income thresholds.

Rental Supply Gap | Norfolk currently has a rental housing supply gap of over 12,000 homes for households making less than \$35k annually. The shortage has also moved up the income spectrum to households making up to \$75k annually.

Rental Home Shortage by Household Income (2023)



Source: American Community Survey (ACS), US Census Bureau

In 2020, there was a 6,700 gap in rental housing for households with incomes of \$35k or less. We see that gap has increased to 12,000 units. The chart from HR&A Advisors to the right shows that the shortage has increased by nearly 15,000 units for households making \$75k or less.

The Commission discussed Norfolk’s housing supply gap and the need to increase the number of affordable units available across the city. At the same time, members emphasized that Norfolk may also have an underlying income challenge, as housing costs have risen faster than wages and affordability deficits are concentrated among households earning below approximately \$35,000. In addition to considering strategies to expand unit counts, the Commission highlighted the importance of supporting residents in moving to the next income tier through targeted workforce pathways, childcare and transportation access, entrepreneurship programs and career navigation, benefits optimization, and mobility supports. This dual approach of addressing both the cost of housing and the earning power of households was viewed as critical to ensuring long-term housing stability and enabling residents to access a broader range of housing options over time.

Owner vs. Rental

Key Findings:

- Norfolk has a higher proportion of renters (57%) compared to the region and national average (33%).
- The city’s high renter population suggests a need for more pathways to ownership.

According to the U.S. Census Bureau’s American Community Survey (ACS) 2020 five-year estimates, Norfolk has a higher proportion of renters (57%) compared to the region (38%) national average (33%). This has implications for housing stability and wealth-building. Homeownership is linked to greater neighborhood stability and civic engagement (Urban Institute, 2018). Norfolk’s renter majority profile also carries several fiscal considerations. Higher levels of cost burden among renters may lead to increased use of local support resources, and neighborhoods with greater rental turnover typically require more frequent administrative and code

enforcement attention. These dynamics highlight an opportunity to expand pathways to homeownership, supporting greater stability for residents while strengthening the city's long term fiscal outlook.

Fiscal Impact

Key Findings:

- The cost of providing services to multifamily affordable housing exceeds the revenue it generates for the City.
- Affordable multifamily developments generate higher service calls, requiring greater revenue per unit to meet cost-of-service compared to market-rate units.
- Market-rate multifamily and higher-value single-family neighborhoods deliver greater net revenue, even after accounting for service and school costs.
- Neighborhoods with fewer NPS students maintain stronger net revenue performance; higher student counts make break even harder.

An analysis of multifamily and single-family housing was conducted to assess how service calls and Norfolk Public Schools per pupil costs affect the City's fiscal position. Affordable housing developments generally generate more service calls and associated municipal costs than market-rate properties, while market rate units typically produce higher property tax revenue per unit. At the same time, these higher service demands mean affordable and other high-density developments require more revenue per unit to break even compared to market-rate or higher value neighborhoods. Mixed-income and well-distributed housing patterns can help avoid concentrated service pressures, but overall, the City's fiscal performance is strongest in neighborhoods with higher value housing and fewer enrolled students, and more constrained in areas with lower value and high-density housing that produce elevated service needs.

Empirical studies indicate that outcomes differ when municipalities maintain close oversight of the design, development, maintenance, and management of affordable multifamily housing ([Urban Institute, 2022](#)). Properties showing code violations and lacking onsite management tend to produce different community impacts than those with onsite staff, proactive upkeep, and higher-quality design and materials. As a result, multifamily affordable housing development projects should be assessed by design quality, municipal oversight, maintenance, and management in addition to servicing costs.

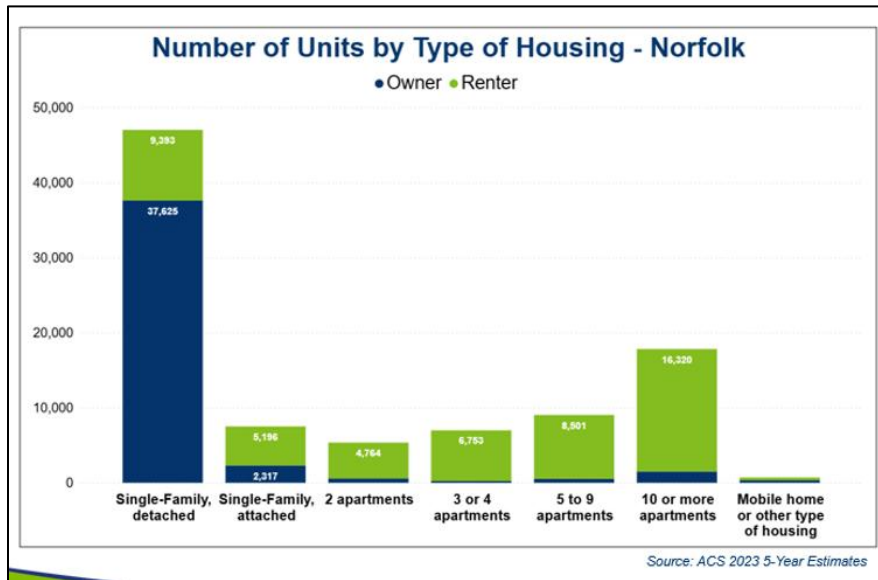
Education Link

Key Findings:

- Housing built for families with children increases demand on public schools.
- Age-restricted or childless-targeted housing does not create the same burden.

- Concentrated poverty in housing correlates with lower educational outcomes.

Research shows that housing developments designed for families with children increase demand on public schools. A 2016 study by the National Center for Education Statistics (NCES) found that family-oriented housing developments correlate with higher student enrollment in nearby schools. Conversely, age-restricted or childless-targeted housing does not create the same demand. When affordable housing is concentrated in high-poverty areas, educational outcomes suffer. Children in high-poverty, segregated housing areas face lower academic achievement due to environmental stressors and under-resourced schools.



Subsidized affordable housing stock is highly concentrated in higher-density multifamily buildings. These buildings tend to be clustered in neighborhoods with over 20%+ poverty rates.

Vouchers for Rent or Mortgages

Key Findings:

- Housing Choice Vouchers can be used for rent or homeownership. NRHA administers 3,835 Housing Choice Vouchers to Norfolk residents; four of which have been used for homeownership through the HomeNet program, administered by NRHA.
- Best use depends on the goal:
 - Rent: More flexible, immediate housing.
 - Mortgage: Supports ownership but requires affordable homes within HUD income/sales limits.

Norfolk Redevelopment and Housing Authority (NRHA) administers HUD’s Housing Choice Voucher Program that allows eligible families to use vouchers for mortgage payments. Rental vouchers are more flexible and scalable for addressing immediate housing needs. Vouchers used toward mortgages supports ownership but require affordable homes within HUD payment assistance thresholds. Voucher use for homeownership is also limited by credit readiness and mortgage underwriting requirements, which can restrict participation. In addition, the availability of homes priced within HUD’s payment standards influences how effectively vouchers can support

ownership pathways. Voucher use should align with policy goals, whether that be housing stability or homeownership.

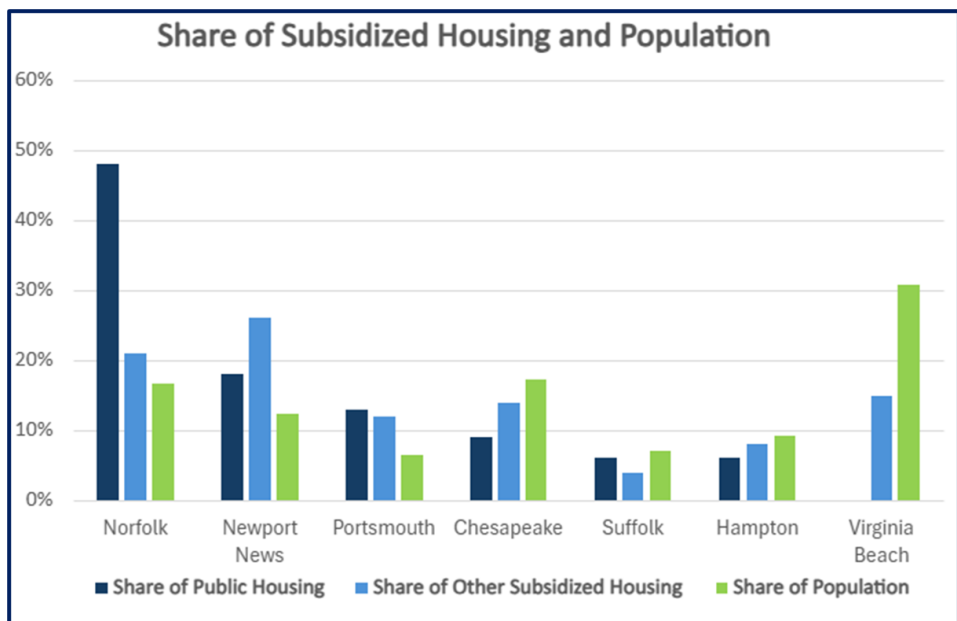
Impact of New Supply

Key Findings:

- When one locality builds a disproportionate share of affordable housing, it can attract low-income households from surrounding jurisdictions, especially where affordable options are limited.
- This dynamic may reduce availability for local residents already living in Norfolk who also need affordable units.

The number of active home listings in Norfolk has decreased significantly from 1,340 in 2017 to 564 in 2025 (Realtor.com). Since 2017, home prices have increased 58% in Norfolk, outpacing growth in the Hampton Roads MSA (56%) and Virginia overall (54%). This reflects a tightening housing market where low supply drives rising prices and reduces access to homeownership.

Considerations also need to be made when evaluating the appropriate housing market mix. When one locality builds a disproportionate share of subsidized, affordable housing, it can become a regional magnet if surrounding jurisdictions underproduce. As Norfolk absorbs more of the region’s demand, fewer units remain for Norfolk residents, which may unintentionally displace households who also need affordable homes. These patterns also have fiscal implications, as areas with concentrated poverty often experience higher service needs and more variable school enrollment, factors that can influence the City's overall cost structure.



Norfolk is home to 17% of the total population residing in the 7 cities, but it has 48% of the region's public housing units and 21% of other subsidized housing (non-PH units).

Section 6 Review

The findings summarized in this interim report provide a foundation for evaluating large-scale redevelopment initiatives across Norfolk. These insights offer guidance on how redevelopment can balance affordability needs, school impacts, fiscal sustainability, and equitable regional participation in housing production.

Align Redevelopment with Existing Housing Inventory Realities

Norfolk already maintains a significant share of the region's affordable housing, including 48% of the region's public housing and the largest concentration of subsidized units in South Hampton Roads. Affordable housing is essential, but when it becomes highly concentrated in specific neighborhoods, it correlates with higher service demands, lower educational outcomes, and greater fiscal strain. A redevelopment approach that moderates concentration through mixed-income design, strategic distribution of affordable units, and collaboration with regional partners will better support long-term neighborhood stability.

Diversify Housing Options through Ownership

Norfolk's renter share exceeds the national average, which has implications for neighborhood stability, civic engagement, and long-term wealth-building. Redevelopment should therefore increase opportunities for homeownership by incorporating attainable ownership options alongside market-rate housing.

Evaluate School Impacts and Avoid Overconcentration of Family-Targeted Units

The Commission's research highlighted that family-oriented housing drives school enrollment, while age-restricted or childless-targeted units do not. High-poverty, high-density family housing is associated with lower academic outcomes and greater service intensity. Mixed-income development, careful unit-mix planning, and dispersion of affordable family units across multiple neighborhoods can help prevent re-creating concentrated poverty and reduce fiscal pressure on Norfolk Public Schools.

Account for the Fiscal Impacts of Housing Type and Resident Profile

The fiscal analysis indicates that affordable multifamily housing generates higher service demands and requires more revenue per unit to meet cost-of-service, while market-rate multifamily and higher-value single-family homes tend to produce stronger net revenue even after accounting for school-related costs. These findings do not suggest limiting housing for families with children; rather, they highlight the importance of creating a balanced mix of housing types across the city. Over the next five years, Norfolk's housing production strategy should prioritize a range of unit types, market-rate, mixed-income, and family-oriented affordable housing, designed and distributed in ways that support fiscal sustainability, reduce concentrated service demand, and align with school-capacity considerations.

Consider Housing as an Ecosystem

Norfolk's status as a mature city means that major redevelopment efforts must make efficient use of land, including vacant and underdeveloped parcels, while delivering a mix of housing, commercial activity, and infrastructure that supports long-term neighborhood functionality. Redevelopment should therefore be approached as part of a broader housing ecosystem that connects land use, transportation networks,

employment centers, public spaces and service capacity. High quality design, multimodal access and resilient infrastructure all play a role in creating neighborhoods that support stability and reduce long-term municipal costs. The City also must coordinate redevelopment efforts with NRHA and the Norfolk Economic Authority, among other partners, to identify the highest and best use of available public land.

Incorporate the Regional Dynamics of Supply and Demand

Research shows that when one locality provides a disproportionate share of affordable housing, it can become a regional magnet for lower-income households from jurisdictions that underproduce, reducing availability for the city's own residents in need. Given our interconnected labor market, where residents routinely live in one Hampton Roads city and work in another, and the regional housing study currently underway at the Hampton Roads Planning District Commission, major redevelopment efforts should be guided by a regional lens. This includes aligning production goals with neighboring cities, coordinating on mixed-income and mixed-use development strategies, and ensuring that housing built through major redevelopment projects complement rather than replace or absorb unmet obligations from surrounding jurisdictions. A coordinated approach supports shared responsibility across Hampton Roads, protects access for Norfolk residents, and positions redevelopment to meet regional demand without deepening existing concentrations of poverty.

Summary

Taken together, the findings provide a clear and actionable framework for evaluating major redevelopment projects. They guide the City towards redevelopment that:

- Avoids recreating concentrated poverty or service-intensive development patterns,
- Expands access to homeownership and supports a more stable, mixed-income housing environment,
- Plans housing types and densities with awareness of school impacts,
- Maintains long-term fiscal sustainability through balanced unit mixes,
- Approaches housing as part of a broader ecosystem that integrates land use, transportation, economic activity, infrastructure and public spaces to create resilient, well-functioning neighborhoods, and
- Strengthens regional equity and collaboration in housing production.

These principles support redevelopment that is economically resilient, does not concentrate subsidized housing in a small number of neighborhoods, and introduces a range of housing options without creating additional service strain.

Commission Discussion and Future Areas of Exploration

Over the course of the Commission’s work, members raised a series of forward-looking considerations that do not fall strictly within the research findings presented in Sections 5 and 6, but which will meaningfully shape the direction of the Commission’s work as it transitions toward developing specific policy recommendations. These discussions highlight emerging areas of interest, potential solution pathways, and topics that require additional exploration before the final report.

Housing Trust Fund: Structure, Participation, and Purpose

Commission members expressed interest in further examining the role and design of a potential Housing Trust Fund (HTF). Specific areas for exploration include:

- Whether to open the Fund to private-sector contributions, including investments from local banks.
- How a HTF could be used to rebalance the city’s disproportionate share of regional affordable housing, preserve NOAH, and incentivize mixed-income development.
- What governance, revenue sources, and accountability mechanisms would best align with Norfolk’s needs.

Incentives and Removal of Barriers

Commissioners emphasized the need for Norfolk’s policy framework to:

- Identify not only incentives for low- and moderate-income (LMI) development, but also incentives for market-rate development within LMI neighborhoods, encouraging economic diversity.
- Improve navigation of complex zoning and code requirements to support developers pursuing mixed-income or infill housing projects.

Senior-Focused Housing and Aging in Place

Several members noted a growing need for senior-oriented housing and exploration of housing solutions that:

- Address the waiting list for elderly homeowners needing repairs or alternative housing;
- Support transitions that free up family-sized homes for new homebuyers.

Housing Choice Vouchers: Awareness, Utilization, and Homeownership Pathways

Building on the research findings, the Commission identified several issues requiring deeper exploration:

- The need for education and outreach to landlords regarding Housing Choice Voucher (HCV) acceptance and the homeownership option.
- Limited awareness among banks and lenders about the HCV homeownership pathway and the opportunity to partner with Virginia Housing.

- A need for more quantitative information on how many vouchers are used for homeownership versus rental housing.

Data Gaps and Additional Analysis Needed

Commissioners highlighted several areas where additional quantitative detail would support more informed policymaking, including:

- Rental vs. homeownership production over the last five years.
- Assess the vulnerability of NOAH units under current and anticipated redevelopment pressures to inform preservation strategies and quantify the potential loss of naturally affordable stock.
- Understanding of the human outcomes alongside fiscal impacts so that proposed strategies support long-term well-being and final report reflects an equity lens.

Legislative Landscape: Implications for Norfolk’s Housing and Redevelopment Strategy

In addition to the principles guiding Norfolk’s redevelopment approach, the City must also account for the evolving legislative environment at the state level. Pending bills could shape how Norfolk plans, approves, finances and manages future housing projects. Understanding these proposed changes is critical as the City advances major redevelopment projects. The following section summarizes key legislation and its potential impact on Norfolk’s housing and redevelopment strategy.

Bill Status Definitions

- **Acts of Assembly Chapter** refers to a specific law passed by the VA General Assembly and signed by the Governor, identified by a unique, consecutive number assigned in the order it was signed. It represents the official chronological record of legislation, encompassing both permanent and temporary laws passed in a given session (LIS Learning Center (.gov)).
- **Governor’s Recommendation** refers to a legislative amendment proposed by a governor to a bill passed by the legislature, rather than signing or vetoing it outright (Virginia Law (.gov)).
- **Awaiting Governor’s Action** means a bill has been passed by both the state House and Senate and has been formally delivered to the governor, who is now reviewing it (LIS Learning Center (.gov)).

HB 4 – Affordable Housing Preservation / Local Right of First Refusal (Acts of Assembly Chapter)

- Creates a framework for localities to exercise a right of first refusal on sales of publicly supported housing to preserve affordability for at least 15 years.
- Could help Norfolk prevent loss of naturally occurring affordable housing (NOAH) but may require new acquisition capacity, funding tools, and partnerships.
- Annual reporting requirements increase administrative obligations for a city of Norfolk’s size.

HB 164 – Local Employee Homeownership Grants (Acts of Assembly Chapter)

- Removes the \$25,000 cap on local employee homeownership grants and lifts income and sales price limitations.
- Allows Norfolk to design more competitive incentives for teachers, first responders, and municipal staff which is aligned with goals of stabilizing neighborhoods and reducing renter concentration.
- Could complement upcoming redevelopment areas (e.g., MacArthur, St. Paul’s) by increasing demand for ownership units and supporting a more balanced tenure mix.

HB 801 (incorporated into HB 655) – Manufactured Housing in All Residential Zoning (Acts of Assembly Chapter)

- Requires manufactured housing to be allowed anywhere site-built single-family housing is permitted.
- Expands lower cost housing options citywide and may reduce pressure to cluster affordability in specific neighborhoods.
- May impact current zoning requirements for form and setbacks to modify to meet these requirements and would require manufactured homes throughout the city instead of specific districts.

HB 1279 – By Right Affordable Housing on Religious/Nonprofit Land (Governor’s Recommendation)

- Requires administrative approval of affordable housing developments on land owned by religious and certain nonprofit organizations, with at least 60% affordable units for 50 years.
- May have limited applicability in Norfolk due to the smaller amount of undeveloped religious or nonprofit-owned land, but still enables small-scale, geographically dispersed projects that align with the City’s goal of reducing concentrated poverty.
- Eligibility depends on how “certain nonprofit organizations” are defined in the bill; depending on the definition, this could apply to a broad range of nonprofits beyond traditional housing providers.

SB 74 – Local Affordable Housing Zoning Programs (statewide authority) (Acts of Assembly Chapter)

- Expands authority for all localities to adopt affordable housing zoning programs (previously limited to certain counties).
- Allow Norfolk to apply inclusionary tools more broadly across neighborhoods to support balanced income distribution in future redevelopment.

SB 181 – Partial Real Estate Tax Exemption for Adaptive Reuse (Awaiting Governor’s Action)

- Allows tax exemptions for conversion of underutilized buildings into residential units that include at least 30% affordable housing.
- Structures 15 years or older qualify, religious structures are included and provisions allow for recapture of tax breaks if requirements are not met.
- Could accelerate redevelopment of older commercial structures into mixed-income housing.
- Supports the city's fiscal strategy by encouraging reuse over new construction, often at lower service delivery cost per unit.

SB 346 – Manufactured Housing in All Districts Where Site Built Homes Are Allowed (Acts of Assembly Chapter)

- Codifies manufactured housing parity across zoning districts and prohibits treating manufactured homes, typically known as mobile homes, more restrictively.

Anticipated Next Steps Following the Interim Report Review

- Deepen and refine the findings by incorporating feedback from the Council, subcommittees, community partners, and other key stakeholders. This includes validating assumptions, clarifying areas of uncertainty, and strengthening the evidence behind each insight.
- Request additional analysis, where needed, to better understand the implications of (proposed) policy pathways on housing production, affordability, and market feasibility.
- Translate the refined findings into actionable policy recommendations focused on housing and planning. This means identifying specific policy levers, outlining implementation pathways, and prioritizing actions that can meaningfully advance the community’s housing and development goals.