

**RESOLUTION CPR.2022.025  
MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION**

**TO DECLARE AN INTENT TO AMEND THE ZONING ORDINANCE TO REVISE THE AFFORDABLE HOUSING DWELLING UNIT DENSITY BONUS PROGRAM.**

WHEREAS, in accordance with Section 15.2-2286 of the Code of Virginia an amendment to the zoning regulations or district maps may be initiated by motion of the City of Richmond Planning Commission provided any such motion or resolution of the Commission proposing an amendment to the regulations or district maps shall state the public purposes therefore; and

WHEREAS, Chapter 30, Article VI, Division 10.1, which is part of the City of Richmond Zoning Ordinance, provides for a voluntary affordable housing dwelling unit program for the purpose of addressing housing needs, promoting a full range of housing choices, and encouraging the construction and continued existence of housing affordable to low and moderate income citizens by providing for increases in density and other incentives in exchange for the applicant providing affordable housing; and

WHEREAS, the provisions of the affordable housing dwelling unit program set forth in Chapter 30, Article VI, Division 10.1, were established pursuant to and in accordance with the enabling authority promulgated by Section 15.2-2305 of the Code of Virginia; and

WHEREAS, in 2020 the Virginia General Assembly amended the Code of Virginia by adding a section numbered 15.2-2305.1, which provides the City of Richmond an alternative source of enabling authority on which to base a voluntary affordable housing dwelling unit program; and

WHEREAS, the provisions of a voluntary affordable housing unit program established pursuant to and accordance with the enabling authority promulgated by Section 15.2-2305.1 of the Code of Virginia may include certain enhanced tools not permitted by Section 15.2-2305 of the Code of Virginia, including significantly larger density bonuses in exchange for significantly higher percentages of affordable housing dwelling units.

NOW, THEREFORE BE IT RESOLVED THAT the City of Richmond Planning Commission hereby concludes, for the purposes of public necessity, convenience, general welfare, and good zoning practice, and in order to promote health, safety, morals, comfort, prosperity, and general welfare, that an amendment to the City's zoning ordinance should be drafted for the purpose of revising the provisions of the City's affordable housing dwelling unit program in an effort to enhance the effectiveness of such program in addressing housing needs, promoting a full range of housing choices, and encouraging the construction and continued existence of affordable housing.

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Rodney Poole  
Chair, City Planning Commission

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Richard Saunders  
Secretary, City Planning Commission