

2026 SESSION

INTRODUCED

26104652D

1 **HOUSE BILL NO. 594**

2 Offered January 14, 2026

3 Prefiled January 13, 2026

4 A BILL to amend and reenact § 36-139.9 of the Code of Virginia and to amend the Code of Virginia by
5 adding a section numbered 15.2-2292.3, relating to expedited approval for certain affordable housing
6 developments.

7 Patron—Simonds

8 Committee Referral Pending

9 Be it enacted by the General Assembly of Virginia:

10 1. That § 36-139.9 of the Code of Virginia is amended and reenacted and that the Code of Virginia is
11 amended by adding a section numbered 15.2-2292.3 as follows:

12 **§ 15.2-2292.3. Expedited approval for increased density for certain affordable housing developments.**

13 A local governing body may by ordinance allow a zoning administrator to use an administrative
14 process to approve rezoning applications for affordable housing developments, provided that:

15 1. All housing units in the development are affordable housing;

16 2. The affordable housing development complies with all applicable provisions under the Virginia Fair
17 Housing Law (§ 36-96.1 et seq.);

18 3. The affordable housing development is connected to a public or community water supply or sewage
19 system; and

20 4. The affordable housing development is located within or adjacent to an area identified by the locality
21 that could support increased density development and provide access to services.

22 Such ordinance shall contain provisions that (i) allow administrative approval of increased housing
23 density zoning usage for qualifying developments; (ii) articulate the minimum number of units per acre,
24 maximum lot size, and height requirements for the affordable housing units; and (iii) require an annual
25 report on the number of approved permits and units and the number of units that are built in accordance with
26 the locality's ordinance.

27 B. No ordinance under this section shall be passed until after notice of an intention to propose such
28 ordinance for passage has been advertised by reference twice, with the first notice being published no more
29 than 28 days before and the second notice appearing no less than seven days before the date of the meeting
30 referenced in the notice, in a newspaper having a general circulation in the locality. The publication shall
31 include a statement that a copy of the full text of the ordinance is on file at the office of the clerk of the circuit
32 court or the office of the chief administrative officer of the locality.

33 C. The Department of Housing and Community Development (the Department) may give a locality that
34 has adopted an ordinance pursuant to this section priority for any grants or loans administered by the
35 Department if such locality demonstrates to the satisfaction of the Department that its ordinance has met the
36 provisions of this section.

37 **§ 36-139.9. Local housing policy; report to Department.**

38 A. Any locality with a population greater than 3,500 shall submit annually to the Department a report
39 summarizing the adoption or amendment of any local policies, ordinances, or processes affecting the
40 development and construction of housing during the preceding fiscal year. Such report shall contain a
41 description of the following items and, if available, a reference to where additional information can be found
42 on the locality's website:

43 1. Adoption or amendment of a local proffer policy enacted by the locality pursuant to § 15.2-2298,
44 15.2-2303, or 15.2-2303.1;

45 2. Adoption or amendment of any provisions of the zoning ordinance affecting the development,
46 redevelopment, or construction of single-family or multifamily housing;

47 3. Adoption or amendment of any provisions of the subdivision ordinance affecting the development,
48 redevelopment, or construction of single-family or multifamily housing;

49 4. Revisions to the comprehensive plan affecting the location, density, or character of single-family or
50 multifamily housing;

51 5. Adoption or amendment of any ordinances, incentives, or policies designed to encourage the
52 development, redevelopment, or construction of housing, including accessory dwelling unit ordinances,
53 affordable dwelling unit ordinances pursuant to § 15.2-2304, 15.2-2305, or 15.2-2305.1, fee waivers, density
54 bonuses, *expedited affordable housing ordinances pursuant to § 15.2-2292.3, waiver or reduction of local*
55 *parking requirements*, new construction or rehabilitation tax incentives, and development standard
56 modifications; and

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59 6. Changes to any local fees associated with the reviewing, permitting, and construction of residential
60 development activities.

61 B. Reports submitted by localities pursuant to this section shall be submitted to the Department annually
62 by September 1 for the preceding fiscal year. Reports shall be submitted in accordance with any forms and
63 requirements developed by the Department, in consultation with stakeholders. The Department shall make all
64 reports available to the public on its website.