

**Department of Planning and Budget**  
**2026 General Assembly Session**  
**State Fiscal Impact Statement**

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**ORIGINAL**

**Bill Number:** HB594

**Patron:** Simonds

**Bill Title:** Expedited approval for certain affordable housing developments.

**Bill Summary:** Allows a locality, by ordinance, to authorize a zoning administrator to use an administrative process to approve rezoning applications for affordable housing developments. The bill requires that the affordable housing development comply with the Virginia Fair Housing Law, connect to a public or community water supply or sewage system, and be located within or adjacent to an area identified by the locality that could support increased density development and provide access to services. The bill also requires the locality, prior to the adoption of such ordinance, to advertise its intention to propose such ordinance within a certain period of time in a newspaper having a general circulation in the locality. The bill allows the Department of Housing and Community Development to give a locality priority for any grants or loans administered by the Department if such locality demonstrates to the Department's satisfaction that its ordinance has met the provisions of the bill. Finally, the bill requires certain localities that adopt such ordinance to include in their annual local housing policy report to the Department a summary of the ordinance.

**Budget Amendment Necessary:** No.

**Items Impacted:** N/A

**Explanation:** This bill involves the Department of Housing and Community Development (DHCD) and localities; however, no budget action is required. See Fiscal Analysis section, below.

**Fiscal Summary:** It is anticipated that any costs DHCD may incur can be absorbed within existing resources.

**Fiscal Analysis:** This impact statement is preliminary. It is anticipated that the Department of Housing and Community Development can absorb any costs associated with the implementation of this bill. All applicable grants offered to localities are subject to appropriation.

**Other:** None.