Expedited Affordable Housing Approval
HB 594

Effective July 1, 2026

HB 594 allows localities to create an administrative approval process for income-restricted affordable housing. By reducing permitting delays, it aims to lower costs and accelerate development.

What does the law allow?

Localities **MAY** adopt a zoning ordinance that allows an **administrative process to approve rezoning applications** for **affordable housing developments** that meet the following criteria:

- **At least 75% of units** are affordable housing
  - Affordable is defined as the occupant spending no more than 30% of their gross income
- Development **complies with** VA Fair Housing Law
- Development is **connected to a public or community water supply or sewage system**; and
- Development is **located within or adjacent to** an area identified by the locality to **support increased density and provide access to services**



The ordinance shall:

I. Allow **administrative approval** of increased housing density zoning usage for qualifying developments

II. Set the **minimum number of units per acre, maximum lot size, and height requirements**

III. Require an **annual report** on the number of approved permits and units and the number of units built under the ordinance

The law requires localities to **provide notice** of an **intention to propose an ordinance** for expedited affordable housing approval **twice**:

- First notice must be published **no more than 28 days before** the meeting referenced in the notice
- Second notice must be published **no less than seven (7) days before** the meeting referenced in the notice

The law also allows the Department of Housing and Community Development (the Department) to give a locality that adopts an ordinance for expedited affordable housing approval **priority for any grants or loans administered by the Department** if the locality meets the provisions of HB 594.

Questions? **Contact: Hello@YIMBYLaw.org**

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