



2026 LEGISLATIVE AGENDA

Protect, Expand, Invest

Virginians deserve equal access to safe, affordable homes. Our 2026 legislative agenda centers policy solutions that strengthen tenants' rights, expand housing opportunity, and invest in the future of our communities. **These reforms are possible—and urgently needed.**

1 PROTECT TENANTS

Virginia renters face justice gaps created by high housing costs, with nearly half spending more than 30% of their incomes on rent.

Our policy solutions would give tenants more time to pay late rent, hold negligent landlords accountable for poor conditions, and avoid bias related to eviction history.

2 EXPAND OPPORTUNITY

Outdated and restrictive zoning rules too often stand in the way of new housing.

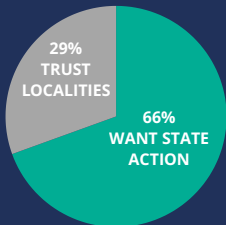
We support innovative solutions and faster approvals — unlocking Virginia's potential to create the housing choices communities everywhere desperately need.

3 INVEST IN OUR COMMUNITIES

Only 0.76% of Virginia's general fund supports housing assistance programs — an amount far outstripped by the large and growing need.

Funds for proven strategies to boost stable housing would keep kids in school, reduce state spending on emergency services, and continue a decade of bipartisan progress.

A YouGov poll published in August found 73% of Virginia voters agreed: **"Virginia lacks enough homes average people can afford."**



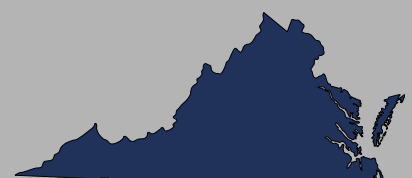
Two-thirds agreed: **"It's better for the state to act on housing than to trust my local government."**

To protect tenants today, **73% supported giving localities power to ban unfair rent hikes.**



KEY REFORMS SUPPORTED BY VOTERS STATEWIDE

In a recent statewide poll, broad majorities — across regions and party lines — supported common-sense solutions that would protect tenants, expand housing opportunity, and invest in our communities.



HB278 (Clark) / SB355 (Boysko)**Let Localities Ban Rent Gouging**

Allow localities to adopt commonsense limits on extreme rent hikes—creating a new tool to protect affordability and promote opportunity.

HB15 (Price) / SB48 (Rouse)**Give Families a Fair Chance to Pay Rent**

A five-day window to pay overdue rent is unrealistic for working families. Give tenants 14 days to catch up—preventing avoidable evictions.

HB329 (McClure)**Strengthen Anti-Retaliation Protections**

Enhance safeguards that prohibit landlords from retaliating against tenants who assert their legal rights.

HB379 (Bennett-Parker)**Reform Rental Application Fees**

Cap application fees at one per landlord; and require up-disclosure of all costs and eligibility standards, so families avoid wasting money.

HB432 (Bolling)**Establish Appraisal Equity Task Force**

Fight enduring bias in home appraisals and help close the racial wealth gap by examining policy solutions to promote fairness in home valuation.

HB816 (Helmer) / SB454 (VanValkenburg)**Housing Near Jobs**

Legalize homes near offices, commercial, and retail—areas already developed, accessible, and overwhelmingly supported for new housing.

HB262 (Simonds) / SB354 (Salim)**Parking Reform**

End parking minimums—let builders determine what's needed, reducing costs and heat islands while freeing land for homes, parks, businesses.

Affordable Housing Trust Fund: \$112.5M, FY27-28

Leverage private investment to build and preserve affordable homes, while also ensuring housing for some of our most vulnerable Virginians.

HB1232 (Delaney)**Establish Commission on Black Land Loss**

Set up a legislative commission to study existing and historical policies that have unfairly taken land from Black Virginians.

HB1078 (Hernandez)**Stop Housing Discrimination Based on Eviction Cases Tenants Already Won**

Ensure Virginians aren't denied housing because of dismissed or nonsuited eviction cases.

HB848 (Cousins)**Hold Negligent Landlords Accountable**

Allow tenants to file a "Tenant's Assertion" regardless of rent status, so every Virginian can demand safe, habitable housing.

HB845 (Cousins)**End Bifurcation in Eviction Court**

Give every tenant the right to challenge incorrect or inflated charges before losing their home, preventing unfair hearings and rushed evictions.

HB1361 (Maldonado)**Require Ledger Transparency**

Require landlords to attach a ledger to any pay-or-quit notice, ensuring accuracy and preventing unfair billing practices.

HB1279 (Cole) / SB388 (Carroll-Foy, McPike)**Faith in Housing**

Allow tax-exempt land owned by faith-based groups and nonprofits to be used for housing without expensive, uncertain rezoning battles.

HB611 (Cohen) / SB531 (Srinivasan)**Legalize Accessory Dwelling Units**

Create new homes, support intergenerational living, and open more neighborhoods to more people, while expanding property rights.

SB74 (McPike) / HB867 (Cousins)**Inclusionary Zoning**

Allow every locality to require affordable units in a portion of new construction, strengthening long-term housing supply.

Virginia Eviction Reduction Pilot: Boost to \$10m

Expanded funding will reduce evictions, keeping more families in their homes and strengthening vulnerable communities statewide.

For more information:

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- **Visit homeofva.org/advocacy**

