



# Yes In God's Backyard (YIGBY)



## Sponsors:

**Delegate Josh Cole**

**Senators McPike & Carroll-Foy**

This legislation protects the right of faith institutions and certain property tax exempt non-profits to build income restricted, affordable homes on land they own. It also increases localities' power by creating a new administrative approval process under which review of these applications must take place.

By creating clear, objective standards and timelines for approval, this bill minimizes financial risk for both the property owner and builder. By eliminating risk, the bill incentivizes the creation of affordable homes.

## ➔ Key Provisions

### • Affordable Housing Requirements:

- Property must be owned by congregation or tax-exempt non-profit 5 years prior to application
- At least 60% of the new homes must be affordable to residents earning 100% of the area median income or less
- Must remain affordable for at least 50 years

### • Design & Occupancy Provisions:

- Must comply with Virginia Fair Housing Law
- Subject to local real estate tax
- Height restricted to 3 stories or the height of the tallest building within 500 feet
- Ground floor may contain child day care and worship space
- May require one parking spot per home

### • Delayed Effective Date: September 1, 2026

#### Contact:

Barrett Hardiman  
Hardiman Advisors

☎ 804-314-8992

✉ [Barrett@HardimanAdvisors.com](mailto:Barrett@HardimanAdvisors.com)