

**Unified Regulatory Plan of the Department of Housing and Community Development for
State Fiscal Year 2026**

Prepared on June 30, 2025

Agency Summary

The Department of Housing and Community Development (DHCD) oversees numerous statewide housing and community development programs and supports multiple boards that promulgate regulations and issue guidance documents related to housing, community development, building safety and construction standards, and units of local government. Boards with regulatory authority supported by DHCD are as follows: the Board of Housing and Community Development (BHCD), the Commission on Local Government (CLG), and the Manufactured Housing Board (MHB). The Board of Housing and Community Development is a state policy board and promulgates regulations related to housing, community development, building safety, and fire prevention. The Commission on Local Government promulgates regulations for the administration of its affairs as it assists with the implementation of Virginia laws governing the establishment, transition, and consolidation of units of local government, municipal annexation, the immunization of county areas from annexation, and the adjustment of local governmental boundaries. The Manufactured Housing Board issues licenses to manufacturers, dealers, brokers, and salespersons in the manufactured housing industry and promulgates regulations related to the implementation of the Manufactured Housing Licensing and Transaction Recovery Fund Law.

Anticipated Regulatory Activities for State Fiscal Year 2026

Action/Stage or Guidance Document Forum ID (if available) Action 6445 / Stage 10497		
Title of Proposed Regulatory Action or Guidance Document Regulatory Reduction Consideration Pursuant to EO19		
Brief Overview This regulatory action promulgated by the MHB is initiated to consider amendments to the Manufactured Housing Licensing Transaction Recovery Fund regulations (13VAC6-20) that will accomplish the directives related to regulatory reduction proscribed in Executive Order 19 (2022). The NOIRA Stage for this action was completed on July 31, 2024. The Proposed Stage for this action is currently under Executive Branch Review.		
Regulatory Stage (check one box)	☐ NOIRA ☒ Proposed ☐ Final	☐ Emergency or Emergency/NOIRA ☐ Revised Proposed ☐ Fast-Track
Additional Description	☐ Expedited Review Requested ☐ Exempt Action	☐ Guidance Document
Legal Authority	☐ Action required by federal statute ☐ Action required by state statute ☒ Discretionary Action	
Deregulatory Component	The goal of the action includes the review of discretionary requirements to determine whether such requirements impose burdens that may not be necessary to protect the public health, safety, and welfare in accordance	

	with the regulatory reduction goal of Executive Directive Number One (2022) and Executive Order 19 (2022).
Expected Date	July 2025* (currently under Executive Branch Review)

Action/Stage or Guidance Document Forum ID (if available) Action 6598 / Stage 10504	
Title of Proposed Regulatory Action or Guidance Document Repeal Obsolete Rules and Regulations for the Virginia Low Income Housing Tax Credit	
Brief Overview In 2016, Section 36-55.63 of the Code of Virginia was repealed. This Code Section enabled regulations to be promulgated by the BHCD for the Virginia Low Income Housing Tax Credit program. With the enabling legislation repealed, the regulation (13VAC5-175) should also be repealed. This Fast-Track action is currently under Executive Branch Review.	
Regulatory Stage (check one box)	☐ NOIRA ☐ Proposed ☐ Final ☐ Emergency or Emergency/NOIRA ☐ Revised Proposed ☒ Fast-Track
Additional Description	☐ Expedited Review Requested ☐ Exempt Action ☐ Guidance Document
Legal Authority	☐ Action required by federal statute ☐ Action required by state statute ☒ Discretionary Action
Deregulatory Component	This action removes regulations no longer supported by enabling legislation. As such, this action will reduce regulations that no longer serve a purpose and minimize potential confusion.
Expected Date	July 2025* (currently under Executive Branch Review)

Action/Stage or Guidance Document Forum ID (if available) Action 6735 / Stage 10743	
Title of Proposed Regulatory Action or Guidance Document Review and Update of the Virginia Certification Standards (VCS)	
Brief Overview This regulatory action promulgated by the BHCD will initiate a regular update of the Virginia Certification Standards (13VAC5-21) which establish standards for applicants for a certificate and the standards by which the applicant's eligibility will be evaluated. This update will incorporate the latest applicable model codes and standards, correlate with recent legislative changes, and will be reviewed for potential reductions in discretionary requirements. The NOIRA Stage for this action is currently under Executive Branch Review.	
Regulatory Stage	☒ NOIRA ☐ Proposed ☐ Emergency or Emergency/NOIRA ☐ Revised Proposed

(check one box)	☐ Final	☐ Fast-Track
Additional Description	☐ Expedited Review Requested ☐ Exempt Action	☐ Guidance Document
Legal Authority	☐ Action required by federal statute ☒ Discretionary Action ☒ Action required by state statute	
Deregulatory Component	This update will incorporate the latest applicable model codes and standards, correlate with recent legislative changes, and will be reviewed for potential reductions in discretionary requirements.	
Expected Date	July 2025* (currently under Executive Branch Review)	

Action/Stage or Guidance Document Forum ID (if available) Action 6736 / Stage 10744		
Title of Proposed Regulatory Action or Guidance Document Review and Update of the Virginia Manufactured Home Safety Regulations (MHSR)		
Brief Overview This regulatory action promulgated by the BHCD will initiate a regular update of the Virginia Manufactured Home Safety Regulations (13VAC5-95) which pertain to the production of manufactured housing and are guided by federal statutes. This action will incorporate the latest Federal Construction Standards of the US Department of Housing and Urban Development, correlate with recent legislative changes, and will be reviewed for potential reductions in discretionary requirements. The NOIRA Stage for this action is currently under Executive Branch Review.		
Regulatory Stage (check one box)	☒ NOIRA ☐ Proposed ☐ Final	☐ Emergency or Emergency/NOIRA ☐ Revised Proposed ☐ Fast-Track
Additional Description	☐ Expedited Review Requested ☐ Exempt Action	☐ Guidance Document
Legal Authority	☒ Action required by federal statute ☒ Discretionary Action ☒ Action required by state statute	
Deregulatory Component	Consider state amendments to the model codes, as determined by Virginia stakeholders, and continue to provide maximum flexibility for manufactured home production.	
Expected Date	July 2025* (currently under Executive Branch Review)	

Action/Stage or Guidance Document Forum ID (if available) Action 6395 / Stage 10794		
Title of Proposed Regulatory Action or Guidance Document Amendments to accomplish regulatory reduction goals		

Brief Overview This regulatory action promulgated by the CLG is initiated to consider amendments to the Commission's Organization and Regulations of Procedure (1VAC50-20) that will accomplish the directives related to regulatory reduction proscribed in Executive Order 19 (2022). The NOIRA Stage for this action was completed on April 24, 2024. The Proposed Stage for this action was completed on February 28, 2025.		
Regulatory Stage (check one box)	☐ NOIRA ☐ Proposed ☒ Final	☐ Emergency or Emergency/NOIRA ☐ Revised Proposed ☐ Fast-Track
Additional Description	☐ Expedited Review Requested ☐ Exempt Action	☐ Guidance Document
Legal Authority	☐ Action required by federal statute ☐ Action required by state statute	
Deregulatory Component	☒ Discretionary Action	
Expected Date	The goal of the action includes the review of discretionary requirements to determine whether such requirements impose burdens that may not be necessary to protect the public health, safety, and welfare in accordance with the regulatory reduction goal of Executive Directive Number One (2022) and Executive Order 19 (2022). July 2024	

Action/Stage or Guidance Document Forum ID (if available) Action 6593 / Stage TBD		
Title of Proposed Regulatory Action or Guidance Document Emergency Regulations to Implement Provisions of Section 15.2-2512.1 of the Code of Virginia		
Brief Overview This regulatory action promulgated by the CLG will make permanent the guidelines and procedures for addressing local fiscal distress and state intervention in localities that the Auditor of Public Accounts has identified as fiscally distressed. The regulations (1VAC50-30) provide rules for procedures before the Commission and standards to guide the Commission's reports, appointments, and decisions that are required by § 15.2-2512.1 of the Code of Virginia. The emergency regulations went into effect on December 30, 2024. The NOIRA Stage was completed on March 2, 2025.		
Regulatory Stage (check one box)	☐ NOIRA ☒ Proposed ☐ Final	☐ Emergency or Emergency/NOIRA ☐ Revised Proposed ☐ Fast-Track
Additional Description	☐ Expedited Review Requested ☐ Exempt Action	☐ Guidance Document
Legal Authority	☐ Action required by federal statute ☒ Action required by state statute	
☒ Discretionary Action		

Deregulatory Component	Regulations will comply with most recent legislation and requirements of Executive Directive 1 (2022) and Executive Order 19 (2022).
Expected Date	August 2025

Action/Stage or Guidance Document Forum ID (if available) Not Available		
Title of Proposed Regulatory Action or Guidance Document Amend the Statewide Fire Prevention Code Pursuant to 2025 Legislation		
Brief Overview This regulatory action promulgated by the BHCD is necessary to comply with Chapter 97 of the 2025 Acts of Assembly (HB2642) which amends the Statewide Fire Prevention Code to prohibit the offering or sale of unsafe or counterfeit lighters. This new State Code provision is effective July 1, 2025. As such, the regulations (13VAC5-52) must be updated to conform with state law. The agency/board has no discretion with this action.		
Regulatory Stage (check one box)	☐ NOIRA ☐ Proposed ☒ Final	☐ Emergency or Emergency/NOIRA ☐ Revised Proposed ☐ Fast-Track
Additional Description	☐ Expedited Review Requested ☒ Exempt Action	☐ Guidance Document
Legal Authority	☐ Action required by federal statute ☒ Action required by state statute	☐ Discretionary Action
Deregulatory Component	N/A - This action will conform the regulations to state law. The agency/board has no discretion with this action.	
Expected Date	September 2025	

Action/Stage or Guidance Document Forum ID (if available) Not Available		
Title of Proposed Regulatory Action or Guidance Document Amend the Enterprise Zone Grant Program Regulations Pursuant to 2025 Legislation		
Brief Overview This regulatory action promulgated by the BHCD is necessary to comply with Chapter 250 of the 2025 Acts of Assembly (HB2163) which amends the Real Property Investment Grant provisions of the Enterprise Zone Grant Program. The new State Code provisions are effective July 1, 2025. As such, the regulations (13VAC5-112) must be updated to conform with state law. The agency/board has no discretion with this action.		
Regulatory Stage (check one box)	☐ NOIRA ☐ Proposed ☒ Final	☐ Emergency or Emergency/NOIRA ☐ Revised Proposed ☐ Fast-Track

Additional Description	☐ Expedited Review Requested ☐ Guidance Document ☒ Exempt Action
Legal Authority	☐ Action required by federal statute ☐ Discretionary Action ☒ Action required by state statute
Deregulatory Component	N/A - This action will conform the regulations to state law. The agency/board has no discretion with this action.
Expected Date	September 2025

Action/Stage or Guidance Document Forum ID (if available) Action 6445 / Stage TBD	
Title of Proposed Regulatory Action or Guidance Document Regulatory Reduction Consideration Pursuant to EO19	
Brief Overview This regulatory action promulgated by the MHB is initiated to consider amendments to the Manufactured Housing Licensing Transaction Recovery Fund regulations (13VAC6-20) that will accomplish the directives related to regulatory reduction proscribed in Executive Order 19 (2022). The NOIRA Stage for this action was completed on July 31, 2024. The Proposed Stage for this action is currently under Executive Branch Review.	
Regulatory Stage (check one box)	☐ NOIRA ☐ Emergency or Emergency/NOIRA ☐ Proposed ☐ Revised Proposed ☒ Final ☐ Fast-Track
Additional Description	☐ Expedited Review Requested ☐ Guidance Document ☐ Exempt Action
Legal Authority	☐ Action required by federal statute ☒ Discretionary Action ☐ Action required by state statute
Deregulatory Component	The goal of the action includes the review of discretionary requirements to determine whether such requirements impose burdens that may not be necessary to protect the public health, safety, and welfare in accordance with the regulatory reduction goal of Executive Directive Number One (2022) and Executive Order 19 (2022).
Expected Date	October 2025

Action/Stage or Guidance Document Forum ID (if available) Not Available	
Title of Proposed Regulatory Action or Guidance Document Update to Job Creation Grant Instruction Manual for GY2025	

Brief Overview State Code (§59.1-541.) authorizes the BHCD to promulgate rules and regulations prescribing procedures for implementing the Enterprise Zone Grant Program (13VAC5-112). The program provides two grant-based incentives, the Job Creation Grant and the Real Property Investment Grant. This guidance document provides instructions for qualifying for the Job Creation Grant and is updated on an annual basis to reflect the timelines and deadlines of the new grant year, as well as incorporate revisions to improve efficiency and understanding of program requirements.		
Regulatory Stage (check one box)	☐ NOIRA ☐ Proposed ☐ Final	☐ Emergency or Emergency/NOIRA ☐ Revised Proposed ☐ Fast-Track
Additional Description	☐ Expedited Review Requested ☐ Exempt Action	☒ Guidance Document
Legal Authority	☐ Action required by federal statute ☐ Action required by state statute	☒ Discretionary Action
Deregulatory Component	Guidance document will comply with most recent legislation and requirements of Executive Directive 1 (2022) and Executive Order 19 (2022).	
Expected Date	November 2025	

Action/Stage or Guidance Document Forum ID (if available) Not Available		
Title of Proposed Regulatory Action or Guidance Document Update to Real Property Investment Grant Instruction Manual for GY2025		
Brief Overview State Code (§59.1-541.) authorizes the BHCD to promulgate rules and regulations prescribing procedures for implementing the Enterprise Zone Grant Program (13VAC5-112). The program provides two grant-based incentives, the Job Creation Grant and the Real Property Investment Grant. This guidance document provides instructions for qualifying for the Real Property Investment Grant and is updated on an annual basis to reflect the timelines and deadlines of the new grant year, as well as incorporate revisions to improve efficiency and understanding of program requirements. This update will also incorporate the new provisions associated with Chapter 250 of the 2025 Acts of Assembly (HB2163).		
Regulatory Stage (check one box)	☐ NOIRA ☐ Proposed ☐ Final	☐ Emergency or Emergency/NOIRA ☐ Revised Proposed ☐ Fast-Track
Additional Description	☐ Expedited Review Requested ☐ Exempt Action	☒ Guidance Document
Legal Authority	☐ Action required by federal statute ☐ Action required by state statute	☒ Discretionary Action
Deregulatory Component	Guidance document will comply with most recent legislation and requirements of Executive Directive 1 (2022) and Executive Order 19 (2022).	

Expected Date	November 2025
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Action/Stage or Guidance Document Forum ID (if available) Not Available	
Title of Proposed Regulatory Action or Guidance Document Update to CPA Agreed-Upon Procedures Instruction Manual for GY2025	
Brief Overview State Code (§59.1-541.) authorizes the BHCD to promulgate rules and regulations prescribing procedures for implementing the Enterprise Zone Grant Program (13VAC5-112). The program provides two grant-based incentives, the Job Creation Grant (JCG) and the Real Property Investment Grant (RPIG). This guidance document provides instructions for CPAs performing the Agreed-Upon Procedures that are reported in the CPA Attestation Report and required for both JCG and RPIG applications. This guidance document is updated on an annual basis to reflect the timelines and deadlines of the new grant year, as well as incorporate revisions to improve efficiency and understanding of program requirements. This update will also incorporate the new provisions associated with Chapter 250 of the 2025 Acts of Assembly (HB2163).	
Regulatory Stage (check one box)	☐ NOIRA ☐ Proposed ☐ Final ☐ Emergency or Emergency/NOIRA ☐ Revised Proposed ☐ Fast-Track
Additional Description	☐ Expedited Review Requested ☐ Exempt Action ☒ Guidance Document
Legal Authority	☐ Action required by federal statute ☐ Action required by state statute ☒ Discretionary Action
Deregulatory Component	Guidance document will comply with most recent legislation and requirements of Executive Directive 1 (2022) and Executive Order 19 (2022).
Expected Date	November 2025

Action/Stage or Guidance Document Forum ID (if available) Not Available	
Title of Proposed Regulatory Action or Guidance Document Update to Virginia Private Activity Bond Local Housing Authority Guidelines	
Brief Overview State Code (§ 15.2-5003.) directs the BHCD to establish guidelines for the allocation of the state's private activity bond volume cap to local housing authorities and the Governor's Pool (State Allocation). This guidance document provides instructions on the administration of and application for the bond allocations. This action is intended to include minor and technical changes to improve the efficiency and understanding of the bond allocation process.	

Regulatory Stage (check one box)	☐ NOIRA ☐ Proposed ☐ Final	☐ Emergency or Emergency/NOIRA ☐ Revised Proposed ☐ Fast-Track
Additional Description	☐ Expedited Review Requested ☐ Exempt Action	☒ Guidance Document
Legal Authority	☐ Action required by federal statute ☐ Action required by state statute	☒ Discretionary Action
Deregulatory Component	Guidance document will comply with requirements of Executive Directive 1 (2022) and Executive Order 19 (2022).	
Expected Date	November 2025	

Action/Stage or Guidance Document Forum ID (if available) Action 6593 / Stage TBD		
Title of Proposed Regulatory Action or Guidance Document Emergency Regulations to Implement Provisions of Section 15.2-2512.1 of the Code of Virginia		
Brief Overview This regulatory action promulgated by the CLG will make permanent the guidelines and procedures for addressing local fiscal distress and state intervention in localities that the Auditor of Public Accounts has identified as fiscally distressed. The regulations (1VAC50-30) provide rules for procedures before the Commission and standards to guide the Commission's reports, appointments, and decisions that are required by § 15.2-2512.1 of the Code of Virginia. The emergency regulations went into effect on December 30, 2024. The NOIRA Stage was completed on March 2, 2025.		
Regulatory Stage (check one box)	☐ NOIRA ☐ Proposed ☒ Final	☐ Emergency or Emergency/NOIRA ☐ Revised Proposed ☐ Fast-Track
Additional Description	☐ Expedited Review Requested ☐ Exempt Action	☐ Guidance Document
Legal Authority	☐ Action required by federal statute ☒ Action required by state statute	☒ Discretionary Action
Deregulatory Component	Regulations will comply with most recent legislation and requirements of Executive Directive 1 (2022) and Executive Order 19 (2022).	
Expected Date	January 2026	