



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

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currently administering the Virginia Housing Trust Fund within existing statutory allocations and program structures and do not have capacity to absorb the additional workload associated with establishing and overseeing a separate pilot loan program. The bill creates new programmatic work beyond current grant administration functions, including coordination on loan structuring and monitoring activities specific to mixed-income projects.

DHCD anticipates the need for one program administrator position and associated operating costs to support development of program guidelines, coordination with HDA on underwriting and servicing activities, ongoing review and monitoring of loans, and preparation of the annual report required by the bill. DHCD estimates these administrative costs at \$131,000 annually. These costs include salary, fringe benefits, and standard operating expenses. DHCD can cover the costs of this position from the 15 percent dedicated to this program.

The Virginia Housing Development Authority is a political subdivision; no fiscal impact is anticipated.

Amendments to HB30 adopted by the House include \$25.0 million in fiscal year 2027 from the general fund to capitalize the Virginia Housing Revolving Loan Fund, as well as an additional \$12.5 million in fiscal year 2027 from the general fund for deposit into the Virginia Housing Trust Fund and language directing DHCD to convene a workgroup to examine current and potential uses of the Fund.

Amendments to SB30 adopted by the Senate include an additional \$50.0 million from the general fund the first year for the Virginia Housing Trust Fund. Of that amount, \$20.6 million is directed to a pilot program for mixed-income housing developments or for infrastructure needed for site development and readiness for such housing developments.

**Other:** This bill is a companion to SB490.