Minutes of the
BOARD OF HOUSING AND COMMUNITY DEVELOPMENT
July 13, 2026
11:08 AM
Virginia Housing Center
4224 Cox Road
Glen Allen, Virginia

Members Present	Members Absent
Louie Berbert	Tammy Neale
Sylvia Bryant	Scott Stosser
Cindy Davis	
Bill Garrett, Vice Chair	
Lynne Goldberg	
Jenna Goodman	
Charlie Jones	
Roger Jones, Chair	
Gerry Maiatico	
Hank Osleger	
J.M. Snell	

Department of Housing and Community Development (DHCD) staff present for all or part of the meeting:
Justin Bell, Assistant Attorney General
Jeff Brown, Deputy Director of Building and Fire Regulation
Joseph Dennie, Policy Analyst
Tamarah Holmes Ph.D., Director
Alan Jones, Sr. Public Finance Analyst (virtual)
Aarthika Krishnan (virtual)
Trisha Lindsey, Policy and Legislative Services Director
Peter Mahoney, Sr. Advisor
Andrew Malloy, Sr. Policy Analyst
Florin Moldovan, State Building Code Office Director
Cassidy Rasnick, Chief Operating Officer (virtual)
Chase Sawyer, Policy and Legislative Services Manager (virtual)
Cristopher Scott, Code and Regulation Specialist (virtual)

Call to Order	Mr. R. Jones, Vice Chair of the Board of Housing and Community Development, called the meeting of the Board to order at 11:08 a.m.
Roll Call	The roll was called by Mr. Malloy. Mr. Malloy reported that a quorum was present.

Remote Participation	Mr. Malloy reported that Mr. Berbert (personal matters) had been pre-approved by the Chair to participate in the meeting remotely. A motion was made by Ms. Goldberg and seconded by Mr. Garrett to approve the remote participation of Mr. Berbert. The motion passed on a unanimous voice vote (YEAS: Bryant, Davis, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Maiatico, Osleger, Snell; NAYS: None). Mr. Berbert stated that he was participating from Virginia Beach, Virginia.
Annual Election of Officers	Mr. R. Jones turned the meeting over to Mr. Malloy. Mr. Malloy opened the floor for nominations for Chair of the Board. Ms. Davis nominated Mr. R. Jones. Mr. Osleger seconded this nomination. No other Board members were nominated. Mr. R. Jones was elected Chair of the Board by acclamation. Mr. R. Jones, Chair of the Board, asked Mr. Malloy to facilitate the election of Vice Chair of the Board. Mr. Malloy opened the floor for nominations for Vice Chair. Mr. Snell nominated Mr. Garrett. Mr. Osleger seconded this nomination. No other Board members were nominated. Mr. Garrett was elected Vice Chair of the Board by acclamation.
Public Comment	Mr. R. Jones opened the floor for public comment. After seeing no speakers, Mr. R. Jones closed public comment.
Approval of Minutes	A motion was made by Ms. Davis and seconded by Ms. Goodman to approve the minutes of the May 11, 2026, meeting of the Board. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Maiatico, Osleger, Snell; NAYS: None).
Electronic Meeting Policy	Mr. Malloy presented the Board's remote participation policy and all-virtual meeting policy. Mr. Malloy reminded the Board that these policies must be approved by the Board annually. Mr. Malloy informed the Board that no changes have been made to either policy. A motion was made by Ms. Davis and seconded by Ms. Goodman to approve the Board's remote participation policy as presented. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Maiatico, Osleger, Snell; NAYS: None).

A motion was made by Ms. Goodman and seconded by Mr. Garrett to approve the all-virtual meeting policy as presented. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Maiatico, Osleger, Snell; NAYS: None).

Report of the Codes and Standards Committee

Mr. R. Jones, Chair of the Codes and Standards Committee, reported that the Committee recommended disapproving Uniform Statewide Building Code (USBC) proposal no. 135 (REC-R402.1.2-24). The recommendation came as a standing motion to the Board. Board members discussed the standing motion. A motion was made by Ms. Goodman to form a sub-workgroup to discuss the insulation requirements and related energy efficiency code proposals. Mr. Snell seconded the motion for purposes of discussion. The Board discussed a possible sub-workgroup to address issues related to energy efficiently code proposals. Ms. Goodman withdrew her motion. The standing motion before the Board passed on a roll call vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, C. Jones, R. Jones, Osleger, Snell; NAYS: Goodman; ABSTAIN: Maiatico). *Mr. Stosser, observing the meeting virtually, intended to vote yea.*

Urban Public-Private Partnership Redevelopment Fund Guidelines (SB285)

Mr. Malloy updated the Board on legislation passed by the General Assembly (SB285, 2026) that directs the Board in consultation with stakeholders to create guidelines for the Urban Public Private Partnership Redevelopment (UPPPR) Fund. Mr. Malloy noted the UPPPR Fund was codified in 2000 (§ 15.2-2414 et seq.) but has never received appropriations from the General Assembly. Mr. Malloy shared the purpose of the UPPPR Fund is to provide localities a tool to support the redevelopment of underutilized buildings and sites for more productive purposes such as housing. Mr. Malloy noted the legislation requires the Board to submit a report and program guidelines to the General Assembly by November 1, 2026. Mr. Malloy shared that staff recommends that the Board direct staff to consult with the relevant stakeholders and create draft guidelines for the Board's consideration.

A motion was made by Ms. Davis and seconded by Mr. Bryant to adopt the staff recommendation (that the Board direct staff to consult with the relevant stakeholders and create draft guidelines for the Board's consideration). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Maiatico, Osleger, Snell; NAYS: None).

Agritourism Items

Mr. Malloy shared a brief background on agritourism issues that have come before the Board in recent years. Mr. Malloy stated that in 2022, legislation (SB400, 2022) directed the Board to convene the Agritourism Event Structure Technical Advisory Committee (AGTAC). Mr. Malloy noted that this committee reviewed farm buildings and structures that are exempt from the USBC, but where the public is invited to enter for agritourism activities. Mr. Malloy added that these farm buildings used for agritourism purposes are subject to unique safety requirements in the Code of Virginia (SB1305, 2023), and the AGTAC wrote a report to the General Assembly with recommendations on the best practices for complying with those requirements. Mr. Malloy provided updates on two agritourism-related items that require the Board's attention. First, legislation passed by the General Assembly (HB735/SB132, 2026) directs the Board to review and consider amending the Statewide Fire Prevention Code (SFPC) to allow temporary tents used for agritourism purposes to remain in place for up to 12 months on a single site. Mr. Malloy noted that under the current SFPC, temporary tents cannot be erected for more than 180 days within a 12-month period on a single premise. Second, Mr. Malloy shared an April 12, 2026 letter from the Statewide Building Code Technical Review Board (SBCTRB) to the Board. Mr. Malloy explained that SBCTRB hears appeals from enforcement actions of the building code, provides interpretations, and may make recommendations to the Board. The letter recommends that the Board consider amending the USBC to include "agritourism activity" in the list of defined uses of farm building or structures. Mr. Malloy shared that staff recommends that the Board authorize the Chair to appoint stakeholders to a workgroup to review these two items and direct staff to report on the considerations and any recommendations from the workgroup.

A motion was made by Ms. Davis and seconded by Mr. Snell that the staff recommendation be adopted (that the Board authorize the Chair to appoint stakeholders to a workgroup to review the agritourism items and direct staff to report on the consideration and recommendation from the workgroup). Board members discussed issues related to farm buildings used for agritourism purposes, the requirements for these buildings, the Board's authority in this matter, and issues related to enforcement. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Maiatico, Osleger, Snell; NAYS: None).

Private Activity Bond Update	Mr. Peter Mahoney, DHCD Senior Advisor, shared updates on the 2026 Private Activity Bond (PAB) allocations. Mr. Mahoney reminded the Board that DHCD is responsible for the portion of Virginia's PABs set aside for local housing authorities and state allocation. Mr. Mahoney noted that the Board approved the new scoring criteria guidelines for PAB allocation in 2024 and made additional updates to the guidelines based on federal changes in September 2025, affecting the 2026 program year. Mr. Mahoney shared that legislation passed by the General Assembly (SB729, 2026) has increased the share of PABs allocated to housing. Mr. Mahoney shared that staff is working on updating the PAB guidelines based on the state code changes and the agency is working on other updates to simplify the scoring criteria and streamline the process. Mr. Mahoney shared that staff will present draft guidelines for the 2027 program year for the Board's consideration at the next meeting.
Legislative and Regulatory Update	Mr. Malloy shared a brief update on the code development cycle. Mr. Malloy said staff is drafting proposed regulations based on the Board's recommendations made at the May 11, 2026 meeting. Mr. Malloy said staff is on track to have the proposed regulations ready for consideration at the December 2026 Board meeting. Mr. Malloy noted HB395 (2026) related to portable solar devices was signed by the Governor. Mr. Malloy said staff will share any updates from the legislation's workgroup with the Board.
Virginia Housing Report	Ms. Monique Johnson reported no updates from Virginia Housing.
Fire Services Board Report	Mr. Maiatico thanked Mr. Snell for his service on the Fire Services Board (FSB). Mr. Maiatico shared that after Mr. Keith Johnson's retirement, Ms. Abby Johnston has been named chair of the FSB. Mr. Maiatico also shared that the FSB has adopted policies for its new online grants management reporting system.
Report of the Director	Dr. Holmes welcomed Mr. Maiatico to the Board. Dr. Holmes shared updates on noteworthy budget items including increased funding for the Virginia Housing Trust Fund, funding for a mixed-income housing pilot program, funding for expanded homelessness services, assistance for eviction prevention, and funding for energy efficiency and weatherization programs. Dr. Homles shared that the agency continues to work on the Housing Needs Assessment and other data collection efforts.

Unfinished Business	There was no unfinished business to be discussed.
New Business	There was no new business to be discussed.
Board Matters	There were no new Board matters.
Future Meetings	Mr. Malloy shared that the next meeting of the Board is scheduled for October 19, 2026
Adjournment	A motion was made by Ms. Davis and seconded by Mr. Osleger to adjourn the meeting. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Maiatico, Osleger, Snell; NAYS: None). The meeting was adjourned at 12:40 p.m.