

**Minutes of the
BOARD OF HOUSING AND COMMUNITY DEVELOPMENT
September 22, 2025
12:33 PM
Virginia Housing Center
4224 Cox Road
Glen Allen, Virginia**

Members Present

Louie Berbert, Chair
Sylvia Bryant
Bill Garrett
Lynne Goldberg
Jenna Goodman (Remote)
Charlie Jones
Roger Jones, Vice Chair (Remote)
Tammy Neale
Hank Osleger
J.M. Snell
Scott Stosser
Mark Trostle

Members Absent

Cindy Davis
Keith Johnson

Department of Housing and Community Development (DHCD) staff present for all or part of the meeting:

Maggie Beal, Director
Jeff Brown, Deputy Director of Building and Fire Regulation
Alan Jones, Sr. Public Finance Analyst
Trisha Lindsey, Policy and Legislative Services Director (Remote)
Andrew Malloy, Sr. Policy Analyst
Sandra Powell, Sr. Deputy Director of Community Development and Housing (Remote)
Sulaiman Safi, Board Coordinator
Chase Sawyer, Policy Manager
Todd Weinstein, Deputy Director

Call to Order

Mr. Berbert, Chair of the Board of Housing and Community Development, called the meeting of the Board to order at 12:33 p.m.

Roll Call

The roll was called by Mr. Sawyer. Mr. Sawyer reported that a quorum was present.

Remote Participation Mr. Sawyer reported that Ms. Goodman (personal matters), and Mr. R. Jones (personal matters), had been pre-approved by the Chair to participate in the meeting remotely.

A motion was made by Mr. Snell and seconded by Mr. Trostle to confirm the Chair's decision to approve the remote participation of Ms. Goodman and Mr. R. Jones. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Garrett, Goldberg, C. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None).

Ms. Goodman stated she was participating from Prince William County, VA. Mr. R. Jones stated he was participating from Nelson County, VA.

Mr. Berbert welcomed Mr. Charlie Jones, the newly appointed member of the Board.

Public Comment Mr. Berbert opened the floor for public comment.

Mr. Andrew Clark, representing the Homebuilders Association of Virginia, shared comments advocating to push back the timeline for submitting code change proposals during the current building code update cycle. Mr. Clark asked the Board to consider allowing more time for his industry members to work with other stakeholders to consider proposals and reach consensus before submission.

After seeing no other speakers, Mr. Berbert closed public comment.

Approval of Minutes A motion was made by Mr. Trostle and seconded by Mr. Osleger to approve the minutes of the July 14, 2025 meeting of the Board. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None).

Private Activity Bond Guidelines Mr. Sawyer gave an update on Private Activity Bond (PAB) guidelines and recent changes to federal law. Mr. Sawyer noted that DHCD is responsible for the portion of Virginia's PABs set aside for local housing authorities and state allocation. Mr. Sawyer explained that in July 2025, Congress passed and the President signed the One Big Beautiful Bill Act, which included provisions related to PABs. Mr. Sawyer added that as a result of

the federal legislation, a housing project is now only required to be financed by tax-exempt PABs for 25% of its aggregate basis to qualify for 4% Low-Income Housing Tax Credits, instead of the previous 50% aggregate basis. Mr. Sawyer noted that this lower threshold gives more flexibility. Mr. Sawyer stated that staff recommended changes to the PAB guidelines that incorporate the federal changes. Board members asked questions about the administration of PABs and staff answered questions. A motion was made by Ms. Neale and seconded by Mr. Stosser to approve the proposed update to the Private Activity Bond guidelines for the 2026 program year. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None).

Enterprise Zone Grant
Program Regulations
(13VAC5-112)

Mr. Sawyer provided an update on proposed amendments to the Enterprise Zone Grant Program regulations (13VAC5-112). Mr. Sawyer stated that the Board is responsible for promulgating regulations prescribing procedures for implementing the Enterprise Zone Grant Program and that the regulations promulgated by the Board must be in compliance with the applicable provisions in State Code. Mr. Sawyer stated that legislation approved by the General Assembly and signed by the Governor (HB2163, 2025) amended the Enterprise Zone Grant Program, specifically the Real Property Investment Grant (RPIG) program, by creating an elevated tier for investments in excess of \$20 million and increasing the grant limit for such investments to \$300,000. Mr. Sawyer added that the legislation also clarified that child day care centers are an eligible activity for the RPIG program. Ms. Beal, Director of DHCD, asked the Board to postpone voting on the proposed amendments to the Enterprise Zone Grant Program regulations so that the regulations may be reviewed further. A motion was made by Ms. Neale and seconded by Mr. Trostle to defer action on updates to the Enterprise Zone Grant Program regulations until the next meeting of the Board. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None).

Statewide Fire Prevention
Code Regulations
(13VAC5-52)

Mr. Sawyer provided an update on proposed amendments to the Statewide Fire Prevention Code (SFPC) regulations (13VAC5-52). Mr. Sawyer stated that the Board is responsible for adopting and promulgating the SFPC and that the regulations promulgated by the Board must be in compliance with the applicable provisions in State Code. Mr. Sawyer stated that legislation

approved by the General Assembly and signed by the Governor (HB2642, 2025) amended the SFPC to prohibit the sale of unsafe or counterfeit lighters. Board members asked questions about the proposed amendments to the SFPC and staff answered questions. A motion was made by Mr. Snell and seconded by Mr. Osleger to approve the proposed amendments to the SFPC regulations (13VAC5-52). The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None).

Legislative and Regulatory
Update

Mr. Sawyer provided an update on the current code development cycle. Mr. Sawyer reminded the Board that it approved Notices of Intended Regulatory Action (NOIRAs) at its March meeting and that since April 1, cdpVA, DHCD's online building code system, has been open and accepting code change proposals for the 2024 code development cycle. Mr. Sawyer noted that October 10, 2025 is the deadline for submitting code change proposals. The Board discussed this deadline and potential effects to the code adoption timeline if this deadline were to be extended. There was general consensus amongst the Board that the October 10 deadline should be pushed back by approximately two weeks to allow stakeholders more time to review and develop proposals and reach consensus on some proposals before they are submitted. DHCD staff stated that they will accommodate the request to extend the code change proposal submission deadline and will notify stakeholders of the change.

Mr. Sawyer provided an update on a National Transportation Safety Board Report regarding recommendations for natural gas alarms. Mr. Sawyer noted that the report is being shared with the Board for informational purposes.

Mr. Sawyer provided an update on the State Fire Marshal's Office Fee Report. Mr. Sawyer stated that Budget Item 407 (2025 Budget Bill) directed the Department of Fire Programs, in cooperation with the State Fire Marshal's Office, the Virginia Fire Services Board, DHCD, and the Board to conduct an assessment of the fees charged by the State Fire Marshal's Office to conduct fire safety inspections. Mr. Snell provided additional information regarding the report. A motion was made by Mr. Snell and seconded by Ms. Goodman to authorize the Chair to designate members of the Board, in consultation with staff, to assist with the development of joint recommendations in partnership with the Virginia Fire Services Board and present any such recommendations to the full Board for approval. The motion passed on a unanimous voice vote (YEAS: Berbert,

Bryant, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None).

- Virginia Housing Report Ms. Neale, CEO of Virginia Housing, shared that the Virginia Housing Board met and welcomed Mr. R. Jones as the Board’s representative to the Virginia Housing Board. Ms. Neale thanked DHCD for their work on Private Activity Bonds and shared Virginia Housing’s efforts on making changes to its PAB guidelines in light of federal changes. Board members asked Ms. Neale questions about Virginia Housing’s share of PAB allocations.
- Fire Services Board Report Mr. Snell shared that the Fire Services Board will be meeting this week in Harrisonburg, VA. Mr. Snell shared the priorities of the Fire Services Board, which includes the State Fire Marshall’s Office fee recommendations and NFPA rules related to live fire training facilities. Mr. Snell also noted the state budget included some increases in funding for personal protective equipment for firefighters.
- Report of the Director Ms. Beal introduced herself as DHCD’s new director (no longer interim director). Ms. Beal remarked that the state reached an economic development agreement with an energy company operating in South Boston and that this agreement is the first incentive package in Virginia to include a housing component to support the workforce in the area. Ms. Beal noted that DHCD is working on planning the Virginia Housing Conference in Roanoke in November. Ms. Beal stated that the Virginia Disaster Assistance Fund has been announced and is currently intaking applications for assistance for those affected by flooding from Helene and winter storms in certain Virginia localities.
- Unfinished Business There was no unfinished business to be discussed.
- New Business There was no new business to be discussed.
- Board Matters Staff invited interested Board members to attend the Virginia Governor’s Housing Conference in November. Staff asked Board members to indicate their interest in working with the Virginia Fire Services Board on the State Fire Marshal’s Office Fee Report.
- Future Meetings Mr. Sawyer stated that the next meeting of the Board was scheduled for December 8, 2025.
- Adjournment A motion was made by Mr. Trostle and seconded by Mr. Stosser to adjourn the meeting. The motion passed on a unanimous voice

vote (YEAS: Berbert, Bryant, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Neale, Osleger, Snell, Stosser, Trostle; NAYS: None). The meeting was adjourned at 1:28 p.m.