



Glenn Youngkin
Governor

Carren Merrick
Secretary of
Commerce and Trade

COMMONWEALTH of VIRGINIA

Bryan W. Horn
Director

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

September 23, 2022

MEMORANDUM

TO: Board of Housing and Community Development Members

FROM: Kyle Flanders

SUBJECT: October 3, 2022 Board of Housing and Community Development Meeting

Enclosed is the agenda and information package for the Board of Housing and Community Development meeting to be held on Monday, October 3, 2022. The full Board will convene at 9:00 a.m. to hear public comment. The public comment period will be followed by the Statewide Fire Prevention Code Development Committee (SFPCDC). Upon conclusion of the SFPCDC the Codes and Standards Committee will meet. The last meeting of the day will be the regular meeting of the Board.

The Board Package includes the following materials:

- Regular Board Package
- Code Change Proposals and Base Documents Available through DHCD website <https://www.dhcd.virginia.gov/board-housing-and-community-development-bhcd>

The Board meeting will be held at the **Virginia Housing Center** located in Innsbrook at 4224 Cox Road in Glen Allen, Virginia. Lunch will be provided during the meeting. Please expect the meeting to last until the late afternoon.

If you will not be able to attend the Board meeting, please contact me as soon as possible. I can be reached by e-mail at kyle.flanders@dhcd.virginia.gov or by telephone at 804-786-6761. Please let me know if you have any questions or if I can be of assistance. I look forward to seeing you at the meeting.

Enclosure



AGENDA

BOARD OF HOUSING and COMMUNITY DEVELOPMENT

Monday, October 3, 2022

Virginia Housing Center

4224 Cox Road, Glen Allen, VA

Public Comment before the Board will begin at 9:00 a.m.; the remainder of the agenda will begin at the conclusion of the Codes and Standards Committee.

In addition to in-person public comment, there will be a virtual public comment option. Each speaker will be limited to two minutes of speaking time and there will be one-hour total for the virtual comment forum on a first come first served basis. Please contact kyle.flanders@dhcd.virginia.gov to sign up for the virtual comment forum.

Virtual Information (Public Comment period only)

Video call link: <https://meet.google.com/nbv-pzpe-jpa>

Or dial: (US) +1 984-664-0456 PIN: 984 662 721#

- | | | |
|------|---|-----------------|
| I. | OPENING | |
| | a. Call to Order | Chairman |
| | b. Roll Call | Kyle Flanders |
| | c. Public Comment | Chairman |
| II. | CONSENT AGENDA | Chairman |
| | o <i>Approval of Minutes</i> : July 18, 2022 | |
| III. | REPORT of the CODES and STANDARDS COMMITTEE | Committee Chair |
| | <i>Action Items</i> | |
| | o Recommendation for changes and base document to be included in the proposed regulations | |
| IV. | AGRITOURISM EVENT STRUCTURE TECHNICAL ADVISORY COMMITTEE APPOINTMENTS | DHCD Staff |
| | <i>Action Item</i> | |
| V. | RESOLUTIONS | DHCD Staff |
| | <i>Action Items</i> | |
| VI. | REPORTS AND INFORMATION | |
| | a. Virginia Housing Report | Susan Dewey |
| | b. Report of the Virginia Fire Services Board | Claudia Cotton |
| | c. Report of the Director | Bryan Horn |
| VII. | UNFINISHED BUSINESS | Board members |

- | | |
|---------------------------------|---------------|
| VIII. NEW BUSINESS | Board members |
| IX. BOARD MATTERS | Board members |
| ○ Governor's Housing Conference | |
| ▪ November 16-18 | |
| X. FUTURE BOARD MEETING DATES | Bryan Horn |
| ○ December 12 | |
| XI. ADJOURNMENT | Chairman |

AGENDA

BOARD OF HOUSING and COMMUNITY DEVELOPMENT

Statewide Fire Prevention Code Development Committee

Monday, October 3, 2022

Virginia Housing Center

4224 Cox Road, Glen Allen, VA

To begin at the conclusion of the Public Comment period of the full Board of Housing and Community Development

- I. OPENING
 - a. Call to Order Chairman
 - b. Roll Call Kyle Flanders

- II. CONSENT AGENDA Chairman
 - o *Approval of Minutes*: May 10, 2021

- III. CODE CHANGE PROPOSALS
 - Actions Item*
 - o Statewide Fire Prevention Code
 - o Base Document
 - o Code Change Proposals

- IV. UNFINISHED BUSINESS Board members

- V. NEW BUSINESS Board members

- VI. ADJOURNMENT Chairman

AGENDA
BOARD OF HOUSING and COMMUNITY DEVELOPMENT
Codes and Standards Committee
Monday, October 3, 2022
Virginia Housing Center
4224 Cox Road, Glen Allen, VA

To begin at the conclusion of the Statewide Fire Prevention Code Development Committee

- I. OPENING
 - a. Call to Order Chairman
 - b. Roll Call Kyle Flanders

- II. CONSENT AGENDA Chairman
 - o *Approval of Minutes*: May10, 2021

- III. REPORT OF THE STATEWIDE FIRE PREVENTION CODE DEVELOPMENT COMMITTEE Committee Chair
 - Action Item*
 - o Statewide Fire Prevention Code
 - o Base Document
 - o Code Change Proposals

- IV. CODE CHANGE PROPOSALS Chairman
 - Actions Items*
 - o Uniform Statewide Building Code
 - o Base Document
 - o Code Change Proposals
 - o Industrialized Building Safety Regulations
 - o Base Document
 - o Code Change Proposals
 - o Virginia Amusement Device Regulations
 - o Base Document
 - o Code Change Proposals

- V. PREPARATION of PROPOSED REGULATIONS Chairman
 - Action Item*
 - o Approve code changes and base documents as recommended by the Committee for inclusion in the proposed regulations

- VI. UNFINISHED BUSINESS Board members

- VII. NEW BUSINESS Board members

VIII. ADJOURNMENT

Chairman

BOARD OF HOUSING AND COMMUNITY DEVELOPMENT
Statewide Fire Prevention Code Development Committee
May 10, 2021
10:15 a.m.

Digital Meeting Only

Due to the COVID-19 pandemic and public health emergency and the need to provide social distancing and prohibit large gatherings, the meeting was held electronically in accordance with the State of Emergency Declared by the Governor and the 2020 amendments to the 2019 Appropriations Act. The meeting was held via Google Meet.

Members Present

Sonny Abbasi (BHCD)
Sean Farrell (BHCD)
Keith Johnson (VFSB)
Ernie Little (VFSB)
Brett Meringoff (BHCD)
Scott Garber (VFSB)

Members Absent

NOTE: Mr. Kyle Flanders of the DHCD Policy Office read a brief opening statement. The Board of Housing and Community Development Chair recognized former Board members for their service prior to the start of the Committee meeting.

Call to Order

Mr. Brett Meringoff, Chair of the Statewide Fire Prevention Code Development Committee called the meeting to order at 10:15 a.m.

Roll Call

The roll was called by Mr. Kyle Flanders of the Department of Housing and Community Development's (DHCD) Policy Office. Mr. Flanders reported that a quorum was present.

Approval of Minutes

A motion was made by Mr. Abbasi and properly seconded Mr. Farrell to approve the minutes of the December 14, 2020, meeting of the Committee. The motion passed (Yeas: Abbasi, Farrell, Meringoff, Johnson, Little, Garber; Nays: None.).

Review of Final Regulations for the Statewide Fire Prevention Code

Mr. Flanders gave a brief update on the code development process. Mr. Flanders noted that two chapters of the Statewide Fire Prevention Code were mistakenly omitted in the materials considered at the December 14th meeting and that those regulations are before the Committee for consideration. It was noted that the Board recommended individual changes in those chapters for adoption into the final regulations at their

October 2020 meeting.

After discussion, a motion was made by Mr. Abbasi and seconded by Mr. Little to recommend approval of Chapters 12 and Chapter 20 [Energy systems and Aviation Facilities] as presented, to the Codes and Standards Committee.

The motion passed (Yeas: Abbasi, Farrell, Meringoff, Johnson, Little, Garber; Nays: None.).

Other Business

There was no other business to be discussed.

Adjournment

Upon a motion duly made and seconded, the meeting was adjourned.

BOARD OF HOUSING AND COMMUNITY DEVELOPMENT

Codes and Standards Committee

May 10, 2021

10:17 A.M.

Digital Meeting Only

Due to the COVID-19 pandemic and public health emergency and the need to provide social distancing and prohibit large gatherings, the meeting was held electronically in accordance with the State of Emergency Declared by the Governor and the 2020 amendments to the 2019 Appropriations Act. The meeting was held via Google Meets.

Members Present

Sonny Abbasi
Claudia Cotton
Susan Dewey
Sean Farrell
Andrew Friedman
Richard Gregory
Sylvia Hallock
Mark Jackson
Abby Johnson
Keith Johnson
Monique Johnson
Brett Meringoff
Patricia “Patty” Shields

Members Absent

Call to Order

Mr. Brett Meringoff, Chair of the Codes and Standards Committee, called the meeting to order at 10:17 a.m.

Roll Call

The roll was called by Mr. Kyle Flanders of the Department of Housing and Community Development’s (DHCD) Policy Office. Mr. Flanders reported that a quorum was present.

Approval of Minutes

A motion was made by Mr. Abbasi and properly seconded by Mr. Farrell to approve the minutes of the December 14, 2020, meeting of the Committee; the motion passed (Yeas: Abbasi, Cotton, Dewey, Farrell, Friedman, Gregory, Hallock, Jackson, A. Johnson, K. Johnson, M. Johnson, Meringoff, Shields; Nays: None).

Review of Final Regulations for the Statewide Fire Prevention Code

Mr. Meringoff presented the recommendation of the Statewide Fire Prevention Code Development Committee to recommend approval of Chapter 12 and Chapter 20 [Energy systems and Aviation facilities] as presented, as a standing motion. The motion was

seconded by Mr. Abbasi. The motion passed (Yeas: Abbasi, Cotton, Dewey, Farrell, Friedman, Gregory, Hallock, Jackson, A. Johnson, K. Johnson, M. Johnson, Meringoff, Shields; Nays: None).

Other Business

There was no other business to be discussed.

Adjournment

Upon a motion duly made and seconded, the meeting was adjourned.

**BOARD OF HOUSING AND COMMUNITY DEVELOPMENT
MEETING
July 18, 2022
11:27 A.M.
Virginia Housing Center
Glen Allen, VA**

Members Present

Louie Berbert
Claudia Cotton
Susan Dewey
Sean Farrell
Richard Gregory
Sylvia Hallock
Mark Jackson
Keith Johnson
Brett Meringoff
Larry Murphy
JM Snell

Members Absent

Abigail Johnson
Mark Trostle
Patty Shields

Call to Order

Mr. Brett Meringoff, Vice-Chair of the Board of Housing and Community Development (DHCD) recognized Mr. Bryan Horn, Director of the Department of Housing and Community Development (DHCD) to call the meeting to order. Mr. Horn called the meeting to order at 11:27 a.m.

Roll Call

The roll was called by Ms. Grace Wheaton, Senior Policy Analyst in DHCD's Policy & Legislative Office. Ms. Wheaton reported that a quorum was present.

Public Comment

Mr. Horn opened the floor for public comment. There was no public comment.

Consent Agenda

A motion was made by Ms. Susan Dewey and properly seconded by Mr. Sean Farrell to approve the minutes of the May 10, 2022 Board of Housing and Community Development meeting. The motion passed.

Annual Election of Officers

Mr. Meringoff recognized Mr. Horn to chair the election of Board officers.

Mr. Horn opened the floor for nominations of Chair of the Board. Mr. Richard Gregory nominated Mr. Meringoff for the position of Chair. Mr. Farrell seconded the nomination. Hearing no further nominations, the floor was closed. Mr. Meringoff was elected as Chair by a unanimous vote.

Mr. Meringoff opened the floor for nominations of Vice-Chair of the Board. Mr. Richard Gregory was nominated by Mr. Meringoff for the position of Vice-Chair. Mr. Farrell seconded the nomination. Hearing no further nominations, the floor was closed. Mr. Gregory was elected as Vice-Chair by a unanimous vote.

Report of the Housing and Community Development Committee

Mr. Meringoff, presented the committee recommendation of approval of Communities of Opportunity Tax Credit Guidelines. The recommendation from the committee came as a standing motion. The motion was properly seconded. There was no discussion. The motion passed.

Agritourism Event Structure Technical Advisory Committee Appointments

Ms. Wheaton and Ms. Kristen Dahlman, DHCD's Director of Policy and Legislative Director, presented the nominations for the Agritourism Event Structure Technical Advisory Committee. Ms. Dahlman noted the committee would assist and advise the Board in considering regulations for agritourism event buildings.

There was a motion and a proper second to approve the nominations for the Committee. The motion passed.

Approval of Initiating Update Process for the Private Activity Bonds Guideline

Ms. Dahlman presented the motion to begin the process of updating the guidelines for Private Activity Bonds. Ms. Dahlman gave a brief overview of the type of bonds available in the state, the demand for those bonds, and the role the bonds play in financing development in the state.

Ms. Susan Dewey, Chief Executive Officer of Virginia Housing, provided additional detail in support of the necessity to begin the update process.

Mr. Meringoff opened the floor for a vote to initiate the update process. A motion was made by Mr. Keith Johnson and seconded by Ms. Sylvia Hallock. The motion passed.

- Code Cycle Update Ms. Cindy Davis, Deputy Director of DHCD’s Division of Building & Fire Regulations presented updates regarding the 2021 Code Cycle Update. Ms. Davis presented and provided a demonstration of the DHCD online code development portal, cdpVA. Ms. Davis advised the Board of the ongoing staff work with subcommittees and workgroups in preparation of the September BHCD meeting.
- Reports and Information Ms. Dewey provided updates on the Virginia Housing’s programs.
- Ms. Claudia Cotton provided an update from the June Fire Services Board meeting.
- Mr. Horn, noted certain pieces of approved legislation of note to the Board and the Agency.
- Unfinished Business There was no unfinished business before the Board.
- New Business There was no new business before the Board.
- Board Matters There were no further board matters.
- Future Board Meeting Dates There was discussion of moving the upcoming meeting of September 19th to October 3rd. Upon discussion among the board members, the motion was made by Mr. Farrell and seconded by Mr. Mark Jackson to move the September 19th meeting to October 3rd, to begin at 9:00 a.m. The motion passed unanimously.
- Adjournment Upon a motion duly made and seconded, the meeting was adjourned.



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COMMONWEALTH of VIRGINIA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Bryan W. Horn
Director

September 23, 2022

Memorandum

To: Board of Housing and Community Development Members

From: Bryan Horn, Director

RE: Agritourism Event Structure Technical Advisory Committee Appointments

[SB 400](#), as approved by the General Assembly and signed by the Governor, directs the Board of Housing and Community Development (BHCD) to appoint members to an Agritourism Event Structure Technical Advisory Committee. The Committee’s role is to assist and advise the Board in considering regulations for agritourism event buildings. Advisory Committee input and recommendations will provide a critical tool for understanding the unique circumstance related to agritourism event structures. Previous appointments for the below committee roles have become vacant and as such, new appointments are needed. Below are the recommendations from the relevant entities.

Entity	Nominee	Title
Virginia Farm Bureau	Martha Moore	Senior VP Governmental Relations Virginia Farm Bureau Federation
Agribusiness Council	Heidi Hertz	Cozen representing Agribusiness Council



**BOARD of HOUSING and COMMUNITY DEVELOPMENT
COMMONWEALTH OF VIRGINIA**

At a regular meeting of the Board of Housing and Community Development held in Glen Allen, Virginia on Monday, October 3, 2022, at the hour of 9:00 a.m., the following resolution was unanimously adopted:

WHEREAS, **Sonny Abbasi** was appointed by Governor Ralph Northam and confirmed by the 2019 Virginia General Assembly to serve on the Board of Housing and Community Development for a term of four years; and

WHEREAS, He served the Board with distinction from 2018 until 2022, serving on the Housing and Community Development, Codes and Standards, and the Statewide Fire Prevention Code Development Committees; and

WHEREAS, He served as Chairman of the Board from 2020 until 2022, Vice-Chairman of the Board from 2019 until 2020 and Chairman of the Codes and Standards Committee; and

WHEREAS, His commitment to the best interests of the Commonwealth coupled with his knowledge and experience made him an asset to this Board; and

WHEREAS, His effective advocacy of his perspective, along with his respectful consideration of the views of others rendered him an invaluable participant in the Board's deliberations; and

WHEREAS, His intelligence, integrity and dedication earned him the sincere respect and admiration of the members of this Board, its staff and all others associated with its activities; and

WHEREAS, His good humor, his wit and his graciousness added immeasurably to the pleasure and satisfaction derived from service on this Board; and

WHEREAS, The termination of his service with the Board deprives the Commonwealth of a distinguished and faithful public servant and this body of a valued member and good friend;

NOW, THEREFORE, BE IT RESOLVED, That the Board of Housing and Community Development does hereby express its gratitude to **Sonny Abbasi**, for his many contributions to this body and acknowledges with regret the loss of his company and good counsel.

BE IT FURTHER RESOLVED, That a copy of this resolution be spread upon the Minutes of this meeting and that a framed copy thereof be presented to **Sonny Abbasi** as a permanent testament of our affection, esteem, and high regard.

Chairman

**BOARD of HOUSING and COMMUNITY DEVELOPMENT
COMMONWEALTH OF VIRGINIA**

At a regular meeting of the Board of Housing and Community Development held in Glen Allen, Virginia on Monday, October 3, 2022, at the hour of 9:00 a.m., the following resolution was unanimously adopted:

WHEREAS, **Andrew Friedman** was appointed by Governor Ralph Northam and confirmed by the 2019 Virginia General Assembly to serve on the Board of Housing and Community Development for a term of four years; and

WHEREAS, He served the Board with distinction from 2018 until 2022, serving on the Housing and Community Development and Codes and Standards committees; and

WHEREAS, He served as Vice-Chairman of the Housing and Community Development Committee from 2019 until 2022; and

WHEREAS, His commitment to the best interests of the Commonwealth coupled with his knowledge and experience made him an asset to this Board; and

WHEREAS, His effective advocacy of his perspective, along with his respectful consideration of the views of others rendered him an invaluable participant in the Board's deliberations; and

WHEREAS, His intelligence, integrity and dedication earned him the sincere respect and admiration of the members of this Board, its staff and all others associated with its activities; and

WHEREAS, His good humor, his wit and his graciousness added immeasurably to the pleasure and satisfaction derived from service on this Board; and

WHEREAS, The termination of his service with the Board deprives the Commonwealth of a distinguished and faithful public servant and this body of a valued member and good friend;

NOW, THEREFORE, BE IT RESOLVED, That the Board of Housing and Community Development does hereby express its gratitude to **Andrew Friedman**, for his many contributions to this body and acknowledges with regret the loss of his company and good counsel.

BE IT FURTHER RESOLVED, That a copy of this resolution be spread upon the Minutes of this meeting and that a framed copy thereof be presented to **Andrew Friedman** as a permanent testament of our affection, esteem, and high regard.

Chairman

**BOARD of HOUSING and COMMUNITY DEVELOPMENT
COMMONWEALTH OF VIRGINIA**

At a regular meeting of the Board of Housing and Community Development held in Glen Allen, Virginia on Monday, October 3, 2022, at the hour of 9:00 a.m., the following resolution was unanimously adopted:

WHEREAS, Paykon Sarmadi was appointed by Governor Ralph Northam and confirmed by the 2022 Virginia General Assembly to serve on the Board of Housing and Community Development for a term of four years; and

WHEREAS, He served the Board with distinction from 2021 until 2022, serving on the Housing and Community Development and Codes and Standards committees and

WHEREAS, His commitment to the best interests of the Commonwealth coupled with his knowledge and experience made him an asset to this Board; and

WHEREAS, His effective advocacy of his perspective, along with his respectful consideration of the views of others rendered him an invaluable participant in the Board's deliberations; and

WHEREAS, His intelligence, integrity and dedication earned him the sincere respect and admiration of the members of this Board, its staff and all others associated with its activities; and

WHEREAS, His good humor, his wit and his graciousness added immeasurably to the pleasure and satisfaction derived from service on this Board; and

WHEREAS, The termination of his service with the Board deprives the Commonwealth of a distinguished and faithful public servant and this body of a valued member and good friend;

NOW, THEREFORE, BE IT RESOLVED, That the Board of Housing and Community Development does hereby express its gratitude to **Paykon Sarmadi**, for his many contributions to this body and acknowledges with regret the loss of his company and good counsel.

BE IT FURTHER RESOLVED, That a copy of this resolution be spread upon the Minutes of this meeting and that a framed copy thereof be presented to **Paykon Sarmadi** as a permanent testament of our affection, esteem, and high regard.

Chairman