

**Minutes of the
BOARD OF HOUSING AND COMMUNITY DEVELOPMENT
Housing and Community Development Committee
May 13, 2024
10:00 AM
Virginia Housing Center
4224 Cox Road
Glen Allen, Virginia**

Members Present

Louie Berbert, Committee Chair
Claudia Cotton
Sean Farrell (Virtual)
Lynne Goldberg (Virtual)*
Rick Gregory, Committee Vice Chair
Sylvia Hallock
Abigail Johnson (Virtual)
Keith Johnson (Virtual)
Roger Jones
Larry Murphy
Tammy Neale
J.M. Snell
Scott Stosser

Members Absent

Mark Trostle

**Joined meeting virtually after Committee's authorization of virtual participation*

DHCD staff present for all or part of the meeting:

Lyndsi Austin, Associate Director
Justin Bell, Assistant Attorney General
Cindy Davis, Deputy Director of Building and Fire Regulations
Bryan Horn, Director
Trisha Lindsey, Policy and Legislative Services Director
Andrew Malloy, Policy Analyst
Sandra Powell, Senior Deputy Director of Community Development and Housing
Chase Sawyer, Senior Policy Analyst
Grace Wheaton, Senior Policy Analyst
Todd Weinstein, Chief Deputy Director

Call to Order

Mr. Berbert, Chair of the Housing and Community Development Committee, called the meeting of the Committee to order at 10:08 a.m.

Roll Call

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

- Virtual Participation A motion was made by Mr. Murphy and seconded by Mr. Jones to approve the virtual participation of Mr. Farrell, Ms. A. Johnson, and Mr. K. Johnson. The motion passed on a unanimous voice vote (YEAS: Berbert, Cotton, Gregory, Hallock, Jones, Murphy, Neale, Snell, Stosser; NAYS: None).
- Public Comment Mr. Berbert opened the floor for public comment. After seeing no speakers, Mr. Berbert closed public comment.
- Approval of Minutes A motion was made by Ms. Hallock and seconded by Mr. Jones to approve the minutes of the May 8, 2023, meeting of the Committee. The motion passed on a unanimous voice vote (YEAS: Berbert, Cotton, Farrell, Gregory, Hallock, A. Johnson, K. Johnson, Jones, Murphy, Neale, Snell, Stosser; NAYS: None).
- Consolidated and Annual Action Plan Ms. Powell presented information to the Committee on the Consolidated and Annual Action Plan. The Consolidated Plan is part of the US. Department of Housing and Urban Development's (HUD) requirements to assess housing needs in Virginia and is submitted once every five years. Additionally, DHCD submits an Annual Action Plan every year, which includes a needs assessment, strategic plans, and annual goals covering the funds DHCD spends from federally funded housing programs. Following five input sessions in the fall of 2023, a draft plan was posted and open for public comment until April 26, 2024. The final draft, due for submission to HUD on May 17, 2024, was posted and made available to the Board in April.
- Following discussion by the Committee and questions for staff, a motion was made by Mr. Jones and seconded by Mr. Stosser to recommend approval of the Consolidated and Annual Action Plan. The motion passed on a voice vote (YEAS: Berbert, Cotton, Farrell, Hallock, A. Johnson, K. Johnson, Jones, Murphy, Neale, Snell, Stosser; NAYS: Gregory).

Private Activity Bond
Guidelines

Mr. Weinstein presented on changes to the guidelines for Local Housing Authority (LHA) Private Activity Bonds (PAB). Mr. Weinstein provided a review and timeline of the guidelines update process that began in July 2022. Mr. Weinstein informed the Committee that following Board approval, the revised LHA PAB guidelines would likely be finalized in late 2024 to take effect for the 2025 program year.

Ms. Neale proposed an amendment to the proposed LHA PAB guidelines; on page 6 of the Draft Proposed Revisions, section 3.2 under “Threshold Requirements,” item #7, after “the project is located,” strike “endorsing the project and”. Ms. Neale stated the purpose of the amendment is to clarify that localities are notified and given the opportunity to object, rather than being required to endorse a proposed project.

Following discussion, Ms. Neal made a motion to recommend approval of the revised LHA PAB guidelines as amended. The motion was seconded by Ms. Cotton. Mr. Gregory offered a friendly amendment to the motion to add that the Board shall review the effects of the changes to the updated LHA PAB guidelines prior to the 2026 program year. Ms. Neale and Ms. Cotton accepted this amendment as friendly.

The motion on the table was to recommend approval of the revised LHA PAB guidelines as amended to strike “endorsing the project and” from page 6 of the guidelines and to require review of the revised guidelines prior to the start of the 2026 program year. The motion passed on a unanimous voice vote (YEAS: Berbert, Cotton, Farrell, Gregory, Hallock, A. Johnson, K. Johnson, Jones, Murphy, Neale, Snell, Stosser; NAYS: None).

Other Business

There was no other business to be discussed.

Adjournment

A motion was made by Mr. Snell and seconded by Mr. Murphy to adjourn the meeting. The motion passed on a unanimous voice vote (YEAS: Berbert, Cotton, Farrell, Gregory, Hallock, A. Johnson, K. Johnson, Jones, Murphy, Neale, Snell, Stosser; NAYS: None). The meeting was adjourned at 11:05 a.m.