

**Minutes of the
BOARD OF HOUSING AND COMMUNITY DEVELOPMENT
January 12, 2026
10:19 AM
Virginia Housing Center
4224 Cox Road
Glen Allen, Virginia**

Members Present

Louie Berbert, Chair
Cindy Davis
Bill Garrett
Jenna Goodman
Keith Johnson
Charlie Jones
Roger Jones, Vice Chair
Hank Osleger
J.M. Snell
Scott Stosser

Members Absent

Sylvia Bryant
Lynne Goldberg
Tammy Neale
Mark Trostle

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

Maggie Beal, Director (Remote)
Jeff Brown, Deputy Director of Building and Fire Regulation
Kenrick Cameron, Policy Analyst
Joseph Dennie, Policy Analyst
Trisha Lindsey, Policy and Legislative Services Director
Andrew Malloy, Sr. Policy Analyst
Sophie McGinley, Sr. Policy Analyst (Remote)
Florin Moldovan, State Building Code Office Director
Sandra Powell, Sr. Deputy Director of Community Development and Housing (Remote)
Sulaiman Safi, Board Coordinator
Christopher Scott, Code and Regulation Specialist
Chase Sawyer, Policy Manager
Todd Weinstein, Deputy Director (Remote)

Call to Order

Mr. Berbert, Chair of the Board of Housing and Community Development, called the meeting of the Board to order at 10:19 a.m.

Roll Call

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

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 Mr. R. Jones and seconded by Mr. Snell to approve the minutes of the December 8, 2025 meeting of the Board. The motion passed on a unanimous voice vote (YEAS: Berbert, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Osleger, Snell, Stosser; NAYS: None).

State Fire Marshal's
Office Fee Report

Mr. Sawyer updated the Board on the State Fire Marshal's Office Fee Report. Mr. Sawyer stated that Item 407c in the 2025 Budget Bill required the Department of Fire Programs, in cooperation with the State Fire Marshal's Office, Virginia Fire Services Board (VFSB), 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. Sawyer continued that the Budget Bill also requires a joint recommendation to be made as to whether the fees should be adjusted, including a description of which fees, if any, are recommended for an increase based on market cost and projected revenue. Mr. Sawyer reminded the Board that it approved a motion to allow the Chair to designate Board members to meet with members of the VFSB to reach consensus on a joint recommendation for the fee report. Ms. Davis and Mr. Garrett served as designees. Mr. Sawyer shared that the designees had met with members of the VFSB and discussions are ongoing. Mr. Sawyer noted that the Board deferred action on the State Fire Marshal's Office Fee Report at the previous meeting (December 8, 2025).

Mr. Johnson expressed concerns that there have been delays in reaching a joint recommendation and the Board has failed to meet the legislative directive to make a joint recommendation by October 16, 2025. Mr. Johnson shared that the State Fire Marshal's Office has not significantly updated fees since 2009, resulting in an \$804,000 deficit, vacant positions, and continued reliance on cost-saving measures. Mr. Johnson emphasized fee increases are considered essential to support smaller localities and cover voluntary inspections, as larger localities with their own fire marshals can set their own fees.

A motion was made by Mr. Johnson and seconded by Mr. Snell that the Board agree to the recommendation made in the State Fire Marshal's Office fee report (page 12 of the draft report).

Board members discussed the motion and raised questions about specific fees with the State Fire Marshall's Office. Discussions focused on increasing fees for voluntary inspections, clarifying what fees cover, and addressing funding gaps that exist for conducting state mandated inspections. Operational issues including nightclub permits and restaurant safety processes were discussed. Board members discussed concerns with the VFSB and State Fire Marshal's Office recommendations including the report format, legal language, and clearly distinguishing mandated versus non-mandated inspections.

Mr. Snell offered a friendly amendment to Mr. Johnson's motion to defer action on the recommendation in the State Fire Marshal's Office Fee Report. Mr. Johnson did not accept the amendment. Mr. Snell removed his second from Mr. Johnson's motion.

The motion was restated by Mr. Johnson that the Board agree to the recommendation made in the State Fire Marshal's Office fee report (page 12 of the draft report). No second was made.

A motion was made by Mr. Snell and seconded by Ms. Davis to defer action on the State Fire Marshal's Office Fee Report. The motion passed on a voice vote (YEAS: Berbert, Davis, Garrett, Goodman, C. Jones, R. Jones, Osleger, Snell, Stosser; NAYS: Johnson).

Mr. Berbert called a recess at 11:09 a.m.

Mr. Berbert called the meeting of the Board back to order at 11:34 a.m.

2024 Code Development Cycle Overview

Mr. Brown gave a presentation on the Building Code Development Cycle to the Board. Mr. Brown reminded the Board that they approved a Notice of Intended Regulatory Action (NOIRA) at the March 10, 2025 meeting to begin the code update process. Mr. Brown shared that DHCD staff have completed study groups, sub-workgroups, and general workgroups with stakeholders to discuss and reach consensus on code change proposals. Mr. Brown added that all proposals for the 2024 code development cycle can be found on cdpVA. Mr. Brown shared that DHCD staff are working on compiling all code change proposals and public comments for the Board to consider at the May 2026 meeting (tentative). Mr. Brown noted that after the May meeting, DHCD staff will draft proposed regulations for the Board to consider at the December 2026

meeting (tentative). Mr. Brown responded to questions from Board members regarding the code development process.

Legislative and Regulatory Update Mr. Sawyer reminded Board members that they are appointees to a regulatory body and should not comment on General Assembly matters on behalf of the Board or in their capacity as a Board member. Mr. Sawyer added that Board members may participate in the legislative process in their capacities as private citizens.

Virginia Housing Report Mr. Fred Bryant, Chief Counsel at Virginia Housing, shared updates on the new Qualified Allocation Plan (QAP) which outlines the distribution of low-income housing tax credits. Mr. Bryant also shared updates on the new Strategic Plan for Virginia Housing. Mr. Bryant said the Workforce Housing Investment Program is now on its second round of funding. Mr. Bryant also shared Virginia Housing has met with Governor-elect Spanberger’s transition team.

Fire Services Board Report Mr. Snell shared that the Virginia Fire Chiefs Association will meet in February in Hampton Roads. Mr. Snell added that the State Fire Marshall’s Office fee recommendations continues to be a focus of the Fire Services Board.

Report of the Director Ms. Lindsey provided staffing updates at DHCD, noting that Mr. Kenrick Cameron and Mr. Joseph Dennie have joined the Policy Office at DHCD. Ms. Lindsay shared that in December, Governor Youngkin approved a record breaking \$154 million in Affordable and Special Needs Housing (ASNH) loans for 47 projects across Virginia. Ms. Lindsey also shared that DHCD’s Broadband Office continues to meet with Broadband Equity Access and Deployment (BEAD) Program grantees as they prepare to deploy the recently authorized \$545 million in federal funding to extend broadband infrastructure to remaining unserved homes and businesses across the Commonwealth.

Unfinished Business There was no unfinished business to be discussed.

New Business There was no new business to be discussed.

Board Matters Mr. Sawyer reminded Board members to submit their annual financial disclosure statement in compliance with the Conflict of Interest Act (COIA). Mr. Sawyer reminded Board members COIA training through the Ethics Council must be completed every other year.

Ms. Davis noted that the International Code Council (ICC) has set

up a national committee on housing affordability. Ms. Davis added that representatives from Virginia are participating on the committee, including Mr. Florin Moldovan, State Building Code Office Director, and Mr. John Ainslie, a homebuilder and former member of this Board. Ms. Davis expressed the importance of Virginia continuing to take a leadership role in ICC code development.

Future Meetings

Mr. Sawyer stated that the next meeting of the Board was scheduled for March 30, 2025 and the Board will review code change proposals at the meeting tentatively scheduled for May 11, 2026.

Adjournment

A motion was made by Mr. R. Jones and seconded by Mr. Osleger to adjourn the meeting. The motion passed on a unanimous voice vote (YEAS: Berbert, Davis, Garrett, Goodman, Johnson, C. Jones, R. Jones, Osleger, Snell, Stosser; NAYS: None). The meeting was adjourned at 1:30 p.m.