# Minutes of the
# BOARD OF HOUSING AND COMMUNITY DEVELOPMENT
## Codes and Standards Committee
**July 13, 2026**
**10:01 AM**
**Virginia Housing Center**
**4224 Cox Road**
**Glen Allen, Virginia**

| Members Present | Members Absent |
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| Louie Berbert | Tammy Neale |
| Sylvia Bryant | Scott Stosser |
| Cindy Davis | |
| Bill Garrett | |
| 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)

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| Call to Order | Mr. R. Jones, Chair of the Codes and Standards Committee, called the meeting of the Committee to order at 10:01 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. Davis and seconded by Mr. Snell 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.

Mr. R. Jones welcomed the Board's newest member, Mr. Maiatico, representing the Fire Services Board. Mr. R. Jones thanked Mr. Keith Johnson for his service on the Board and for his many years of public service. The Board applauded Mr. Johnson and shared appreciation for his service.

Public Comment

Mr. R. Jones opened the floor for public comment.

Mr. DeAnthony Pierce, representing the Virginia Building and Code Officials Association, spoke in support of proposal no. 135 and noted the proposal is an incremental increase to wall insulation requirements in the Uniform Statewide Building Code (USBC).

Mr. Eric Lacey, representing the Responsible Energy Code Alliance, spoke in support of proposal no. 135 and expressed it is a cost-effective measure to bring Virgina's wall insulation requirements closer to the model codes.

Mr. Mark Graver, building official from the City of Waynesboro, spoke in opposition to proposal no. 135 to increase wall insulation requirements since there is lack of agreement.

Mr. John Ainslie, spoke in opposition to proposal no. 135 citing minimal energy cost savings while highlighting high building cost estimates from homebuilders.

Mr. Andrew Clark, representing the Home Builders of VA, spoke in opposition to proposal no. 135 to increase wall insulation requirements since there is lack of consensus. Mr. Clark noted that increased insulation is already being installed in high-end and custom homes.

Mr. Bill Penniman, representing the Sierra Club, spoke in support of adopting the full IEC and proposal no. 135 to increase wall insulation requirements in the USBC.

After seeing no speakers, Mr. R. Jones closed public comment.

Approval of Minutes

A motion was made by Mr. Snell and seconded by Mr. Osleger to approve the minutes of the May 11, 2026, meeting of the Codes and Standards Committee. A point of order was made by Ms. Davis to confirm the minutes before the Committee were from the Codes and Standards Committee, not the full Board. Mr. R. Jones confirmed the minutes before the Committee were from the May 11, 2026 meeting of the Codes and Standards Committee. The motion passed on a unanimous voice vote (YEAS: Berbert, Bryant, Davis, Garrett, Goldberg, Goodman, C. Jones, R. Jones, Maiatico, Osleger, Snell; NAYS: None).

USBC Proposal No. 135 (REC-R402.1.2-24)

Mr. R. Jones reminded the Committee that at the May 11, 2026 meeting, the Board deferred action on USBC Proposal No. 135 related to wall insulation requirements. Mr. R. Jones pointed out materials shared with Committee on the proposal and the written public comments that were distributed ahead of the meeting. Mr. R. Jones opened the floor for discussion on the proposal.

Committee members discussed the proposal. Mr. Garrett shared he will not support the proposal due to the high building costs compared to lower benefits based on estimates from the national homebuilders. Mr. Osleger noted the importance of responsible building practices and shared his opposition to the proposal due to added building costs. Ms. Goodman highlighted conflicting cost estimates from supporters and opponents of this proposal. Ms. Goodman shared that builders may seek cost savings in other ways and may upgrade certain fixtures/finishes later on, while wall insulation is an upfront improvement that cannot be easily upgraded. Ms. Bryant noted that new buildings are already subject to air penetration tests ensuring energy efficiency. Ms. Davis noted strong points from both sides of this proposal and highlighted surveys and studies that support R20 insulation. Ms. Davis shared that the Board must consider both affordability and efficiency and current focus has been on affordability. Ms. Davis shared support for continuing conversations on this issue. Mr. Maiatico asked a clarifying question, and Committee members confirmed this proposal would mandate increased wall insulation for all new construction. Mr. Snell noted that the building code should establish a minimum standard and highlighted the increased costs when raising that standard.

A motion was made by Mr. Osleger and seconded by Mr. C. Jones to disapprove proposal no. 135. The motion 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.*

Unfinished Business

There was no unfinished business to be discussed.

New Business

There was no new business to be discussed.

Adjournment

A motion was made by Mr. Snell and seconded by Ms. Bryant to adjourn the meeting of the Committee. 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 10:45 a.m.

# 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
Louie Berbert
Sylvia Bryant
Cindy Davis
Bill Garrett, Vice Chair
Lynne Goldberg
Jenna Goodman
Charlie Jones
Roger Jones, Chair
Gerry Maiatico
Hank Osleger
J.M. Snell

Members Absent
Tammy Neale
Scott Stosser

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)

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| Call to Order | Mr. R. Jones, 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 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, Chairman 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) that directs the Board in consultation with stakeholders to create guidelines for the Urban Public Private Partnership Redevelopment Fund (UPPPRF). Mr. Malloy noted the UPPPRF 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 UPPPRF 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. In 2022, legislation

(SB400, 2022) directed the Board to convene the Agritourism Event Structure Technical Advisory Committee (AGTAC). This committee reviewed farm buildings and structures that are exempt from the USBC, but where the public is invited to enter for agritourism activities. 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 purposed 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. The 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 Advisory, shared updates on the 2026 Private Activity Bond 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

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| | allocation. Mr. Mahoney noted that 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 confirmed the next in-person meeting will be May 11, 2026, wherein the Board will consider all code change proposals. Mr. Malloy added that the recommendations made at the May 11 meeting will enable staff to compile proposed regulations which the Board will act on later this year.<br><br>Mr. Malloy noted a few bills that would affect the Board that have passed both chambers of the General Assembly and are pending action by the Governor (HB395) related to portable solar devices. |
| 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 homeliness 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. |

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| 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. |