



CITY OF
**VIRGINIA
BEACH**

Housing Advisory Board Minutes— December 8, 2025

The regular meeting of the Housing Advisory Board was held on December 8, 2025, at 3:00 p.m., at the Meyera E. Oberndorf Central Library, Central Folio Meeting Room, 4100 Virginia Beach Blvd., Virginia Beach, Virginia 23452.

Board Present: Beth Anne Campbell, Mark Carter, Kimberly Denton, Lawrence (Duff) Kliwer, Fay Silverman, Albert (Don) Weeks, Quincy White (virtually).

Board Absent: Thomas (Chris) McKee, William Parks, Hannah Sabo

City Council Liaison Absent: Councilmember Cal (Cash) Jackson-Green, Councilmember Amelia Ross-Hammond

Staff Present: Kenneth Chandler, City Manager's Office; Aimee Sullivan, City Attorney's Office; Ruth Hill, Rich Penksa, Sharon Shoff, and Elizabeth Kondzella, DHNP

Members of the Public Present: Neena Moorjani, Cory McCoy

Executive Summary of Meeting

Don Weeks, Board Chair, called the meeting to order at 3:05 p.m.

Actions Taken by the Board

- Minutes from the October 20, 2025, meeting were approved.
- Developer Discussion of the Workforce Housing Bonus Density Program for Rental Housing was delayed until the January meeting
- A Board Chair and Board Vice Chair were elected

Presentations & Staff Updates

Next Meeting Date

January 26, 2025 — 3:00 p.m. — Meyera E. Oberndorf Central Library, Central Folio Meeting Room

Detailed Minutes of Meeting

Don Weeks, Board Chair, called the meeting to order at 3:05 p.m. Quincy White attended the meeting virtually due to inclement weather. He was allowed to enter the meeting virtually after a motion made by Fay Silverman and seconded by Duff Kliewer passed unanimously.

Minutes

The Minutes from the previous meeting held on October 20, 2025, were provided to the Board via email for review prior to the meeting. A motion was made by Duff Kliewer, seconded by Fay Silverman, to approve the minutes from the October 20, 2025, meeting. The motion passed unanimously.

Election of Chair and Vice Chair

Duff Kliewer nominated Don Weeks for the position of Chair, and Fay Silverman seconded the nomination. Don Weeks accepted the nomination and was voted unanimously to be the 2026 Housing Advisory Board Chair.

Don Weeks nominated Fay Silverman for the position of Vice Chair, and Duff Kliewer seconded the nomination. Fay Silverman accepted the nomination and was voted unanimously to be the 2026 Housing Advisory Board Vice Chair.

Developer Discussion: Feedback on Workforce Housing Bonus Density Program for Rental Housing

Due to inclement weather, this agenda item was delayed until the January 26, 2026, meeting via a motion made by Beth Anne Campbell and seconded by Fay Silverman. The motion passed unanimously.

Mark Carter asked if the nature of the discussion was to be free-form or guided. Sharon Shoff explained that she had questions prepared and that the goal of the discussion was to get developer feedback on the program. She stated that the Planning Department has requested funding to rewrite the zoning code, which partially governs the program. She also stated that she is planning to hold a similar discussion for developers of owner-occupied homes to provide feedback on the for-sale portion of the Workforce Housing program.

Board Member Recognition

Don Weeks and Fay Silverman received volunteer pins in recognition of their five years of service on the Housing Advisory Board.

Housing Study Recommendation Updates/Status

Sharon shared that the Affordable Workforce Housing Performance Grant Program had two projects approved— Grand Lake and The Silo at Southern Pine— with another going through the approval process. The two approved projects will add 372 units of affordable housing in

Virginia Beach. Regarding the Housing Matters campaign, Sharon offered to provide the board with statistical data on public engagement in March.

Sharon stated that City Council is interested in looking at ways to streamline the permitting and review process for affordable housing development. In response to this, Mark inquired about what administrative and financial burden the current permitting and review process puts on developers. Sharon stated that having to get a rezoning and go through the public hearing process can be particularly risky and burdensome for developers. She mentioned that making more areas open to the development of workforce housing without the public hearing process could reduce that burden. Beth Anne stated the review process is burdensome as well, with the planning department often sending multiple rounds of comments.

Public Comment

Neena Moorjani, a planning commissioner for District 10, attended the meeting and introduced herself to the board. Cory McCoy, with Oasis Home Management, introduced himself as a wellness professional interested in wellness real estate. He explained that infusing wellness into real estate developments is becoming more common. Examples include neighborhood walkability, lighting, and other amenities.

In response to this, Rich Penksa spoke about the redevelopment of the Potrero public housing in San Francisco. Its original construction was isolated from the greater community, so part of the goal of the redevelopment was to connect the public housing to the greater community.

Board Remarks

Mark asked the board whether a bigger issue in the creation of new housing is finding developable land or zoning and permitting, and Beth Anne responded that they are both roadblocks. Duff added that land in Virginia Beach is more expensive than it is in surrounding areas, which causes developers to look outside of the city. He also mentioned that the city's request for proposals to churches with land has potential to be an effective solution to the high cost of land. In response to this, Sharon added that there is also discussion of reusing old shopping centers for mixed-use or multifamily housing. She listed Pembroke and Diamond Springs as two examples.

Next Meeting

January 26, 2026 - 3:00 p.m. - Meyera E. Oberndorf Central Library, Central Folio Meeting Room. There being no further business, the meeting was adjourned at 3:41 p.m.

Don Weeks
Board Chair

Elizabeth Kondzella
Recording Secretary