



Meeting Summary

Wednesday, May 20th, 2026, at 10:00 a.m.
Senate Room C, General Assembly Building

Attendance

- **Members Present:** Sen. Mamie E. Locke, Sen. Lashrecse D. Aird, Sen. William M. Stanley Jr., Del. Adele Y. McClure (virtual), Del. Eric J. Phillips, Del. Briana D. Sewell, Del. Marcus B. Simon, Del. Joshua Thomas (hybrid), Joshua Goldschmidt, Martin K. Johnson
- **Staff Present:** Director Jesseca Hoff, Molly Bowers, and Jacob Sztraicher.
- **Public Present:** Approximately 35 individuals.

Call to Order & Introductions

Senator Mamie Locke called the meeting to order at 10:00 a.m. In lieu of a formal roll call, members introduced themselves.

2026 Legislative Topics & Workgroups

Senator Locke introduced the 2026 legislative study topics for the interim. Executive Director Jesseca Hoff announced a structural shift for the Commission's workgroups. Instead of standing workgroups, the Commission will utilize dynamic, targeted workgroups focused specifically on housing bills referred during the 2026 legislative session.

The initial workgroups and their designated chairs are:

- **Algorithmic Pricing:** Chaired by Sen. Aird
- **Rental Fees:** Chaired by Del. Simon
- **Local Rent Regulation:** Chaired by Sen. Locke
- **Home Inspectors:** Chaired by Del. McClure (virtual)

These workgroups will convene before the next full commission meeting in August. Senator Locke noted that testimony will be taken at the individual workgroup meetings, which will then present their recommendations to the full Commission for approval. Additional ongoing studies will include the Virginia Residential Landlord and Tenant Act (VRLTA) and state eviction data.

Election of Officers

The Commission held elections for the Chair and Vice Chair:

- **Chair:** Delegate Briana Sewell was nominated by Delegate Simon and elected via voice vote.
- **Vice Chair:** Senator Mamie Locke was nominated by Senator Aird and elected via voice vote.

Public Comment

The Commission heard comments from two members of the public:

- **Sam Runner (Richmond Tenant):** Advocated for stronger tenant protections under the VRLTA and expressed specific interest in the rent gouging workgroup and HB1409. He shared a

personal experience dealing with a corporate landlord who he stated lost payment records during a system switch and wrongly charged him an unexpected monthly insurance fee. Runner also voiced support for SB585 over HB1252, arguing that HB1252 only requires disclosure, whereas SB585 would offer stronger protections.

- **Dr. Rosa Holmes Turner (Chief, Quiyoughcohannock and Warraskoyack Indian Tribes):** Shared that her tribes recently graduated from the Virginia Housing Builders program and are actively working alongside local legislators to reclaim land and build affordable housing in Surry and Sussex counties. She highlighted that their tribally owned organization has been a primary resource for housing veterans, unhoused populations, and evicted individuals in the region, particularly during the pandemic. She expressed a mutual desire for support between the tribes and the Commission.

Adjournment

Following the public comment period and the arrival of Delegate Thomas, Senator Locke called for a motion to adjourn. The meeting officially concluded at 10:20 a.m.