



**CITY COUNCIL AGENDA**  
**May 20, 2024**  
**CERTIFICATIONS**

Juandiego R. Wade, Mayor  
Brian R. Pinkston, Vice Mayor  
Natalie Oschrin  
Michael K. Payne  
J. Lloyd Snook, III  
Kyna Thomas, Clerk

**4:00 PM OPENING SESSION**

**Call to Order/Roll Call**

Councilor Oschrin participated remotely.  
**APPROVED 4-0 (PAYNE/SNOOK)**

**Agenda Approval**

**APPROVED 5-0 (PINKSTON/SNOOK)**

**Reports**

1. Report: Youth Council Annual Report 23 - 24 School Year
2. Report: Downtown Mall Action Plan

**5:30 PM CLOSED MEETING**

Vote to meet in closed meeting **APPROVED 5-0 (PINKSTON/PAYNE)**  
Vote to certify closed meeting **APPROVED 5-0 (PINKSTON/PAYNE)**

**Boards and Commissions Appointments APPROVED 5-0 (PINKSTON/SNOOK)**

**6:30 PM BUSINESS SESSION**

**Moment of Silence**

**Announcements**

**Recognitions/Proclamations**

- Proclamation: Charlottesville Alumnae Chapter of Delta Sigma Theta Sorority, Incorporated 55th Year Anniversary
- Proclamation: ALS Awareness Month
- Proclamation: Public Works Week

**Community Matters**

**Consent Agenda\*** **APPROVED 5-0 (PINKSTON/SNOOK)**

3. Minutes: February 20 regular meeting
4. **Resolution:** **Resolution appropriating a grant of public funds for housing assistance to low- and moderate-income homeowners within the City of Charlottesville - \$1,295,000 (2nd reading)**  
**#R-24-058**

**City Manager Report**

- Report: City Manager Report
- Presentation: Charlottesville Albemarle Convention and Visitors Bureau (CACVB) videos
- Report: Community Attention Youth Internship Program (CAYIP)
- Report: Quarterly Financial Report - 3rd Quarter

**Action Items**

5. **Ordinance:** #O-24-059 Public Hearing - ZT24-01-01 Zoning Text Amendment to hold properties harmless for violations created through the acquisition of property for Public Use (one reading)  
**APPROVED 5-0 (SNOOK/PINKSTON)**
6. Resolution: Public Hearing for the Program Year 2024-25 1-Year Annual Action Plan for CDBG and HOME Programs and appropriation of associated CDBG funds (approximately \$438,617) and associated HOME funds (approximately \$83,016) (1 of 2 readings)
- a. Resolution: Resolution approving the City of Charlottesville Annual Action Plan for the program year 2024-25 CDBG and HOME programs (1 of 2 readings)
- b. Resolution: Resolution appropriating Community Development Block Grant funds to be received from the U.S. Department of Housing and Urban Development in support of the program year 2024-25 Annual Action Plan, in the approximate amount of \$438,617 (1 of 2 readings)
- c. Resolution: Resolution appropriating HOME Investment Partnership Program funds to be received from the U.S. Department of Housing and Urban Development in support of the program year 2024-25 Annual Action Plan, in the approximate amount of \$83,016 (1 of 2 readings)

**General Business**

**Community Matters (2)**

**Adjournment**

**RESOLUTION**

**Appropriating a grant of public funds for housing assistance  
to low-and moderate-income homeowners within the City of Charlottesville**

**WHEREAS** pursuant to the provisions of Va. Code § 63.2-314 this City Council may offer public grants to its local director of social services, serving in her capacity as the “local board” under the provisions of § 63.2-304; and

**WHEREAS** this City Council desires to offer a grant of public funds during Fiscal Year 2024-2025, to aid low- and moderate-income homeowners within the City who are affected by the rising costs of homeownership (which include mortgage payments, fees and taxes, insurance, utilities, maintenance and repairs); and

**WHEREAS** the average assessment of a single-family residential property within the City has risen by approximately 5.92 percent over the past year, and with rising inflation, transportation costs, and utility costs, many individuals who have income significantly lower than the Charlottesville area median income will experience significant financial stress and may need financial assistance to remain in their homes; and

**WHEREAS** City Council hereby finds and determines that it is both necessary and desirable, to promote the general welfare of the City, and to promote the safety, health, comfort and convenience of City inhabitants, to support the affordability of continuing homeownership by low- and moderate-income individuals;

**WHEREAS** public funding is available and has been appropriated within the City budget for the proposed public grant, in the amounts set forth within this resolution;

**NOW, THEREFORE BE IT RESOLVED BY THE** Council of the City of Charlottesville, Virginia, THAT effective July 1, 2024 and for calendar year 2024 a grant of public funds is hereby made to the Director of Social Services, in her capacity as the “local board of social services” pursuant to Va. Code § 63.2-304, to be used to provide housing assistance to City homeowners in need of such, as follows:

**Expenditures**

**\$1,295,000**                      Fund: 105                      Cost Center: 3343019000                      G/L Account: 540065

**BE IT FURTHER RESOLVED THAT** the Director of Social Services (“Director”) is solely responsible for administration of this assistance fund, pursuant to the provisions of Va. Code § 63.2-304 and § 63.2-314, provided that the Director may enter into written agreements with the Commissioner of Revenue, Treasurer, and City Manager, as may be necessary to administer the fund. And

**BE IT FURTHER RESOLVED THAT** it is the desire of City Council that this grant of public funds, hereafter to be referred to as the “Charlottesville Homeownership Assistance Program”, shall be provided to City homeowners in need of assistance due to rising costs of homeownership, in accordance with the following parameters:

2024 CHAP—(Public Grant for Homeownership Assistance)				
Applicant Household Income	\$0 - \$36,990	\$36,991 - \$49,320	\$49,321 - \$55,485	\$55,486 - \$61,650
Grant	\$2,500	\$2,000	\$1,500	\$1,000

- 1) Grantee must be a human being, own a home within the City of Charlottesville, and must reside within the home. As of January 1, 2024 and as of the date an application is submitted, the applicant must occupy that real estate as his or her sole residence and must intend to occupy that real estate throughout the remainder of calendar year 2024. An applicant who is residing in a hospital, nursing home, convalescent home or other facility for physical or mental care shall be deemed to meet this condition so long as the real estate is not being used by or leased to another for consideration. “Ownership” may be any of the following: (i) individually, or in conjunction with a spouse holding life rights, (ii) individually, or in conjunction with a spouse holding the power of revocation in a revocable inter vivos trust of which the home is an asset, or (iii) alone or in conjunction with a spouse who possesses a life estate, or an estate for joint lives, or a continuing right of use or support under the terms of an irrevocable trust of which the property is an asset.
- 2) Most recent assessed value of the grantee’s home cannot exceed \$485,000 (this is the average assessed value in 2023 of taxable residential parcels, rounded to the nearest five thousand dollars).
- 3) Grantee, grantee’s spouse, or any other owner residing in the home cannot own any other interest in real estate, either within the City or at any other location. This includes any real estate interest owned (i) as an individual, (ii) as the beneficiary of a trust, (iii) as a member of an LLC, or (iv) by virtue of any other interest in a legal entity.
- 4) Grantee must demonstrate evidence of Household Income within the limits established for calendar year 2024, as set forth above within this Resolution. *Household Income* means (i) the adjusted gross income, as shown on the federal income tax return as of December 31 of the calendar year immediately preceding the taxable year, or (ii) for applicants for whom no federal tax return is required to be filed, the income for the calendar year immediately preceding the taxable year: of the applicant and of any other relatives who reside in the applicant’s home, and any other person(s) who (i) owns any interest in the home and (ii) resides in the applicant’s home. The Director shall establish the Household Income of applicants for whom no federal tax return is required through documentation satisfactory for audit purposes.
- 5) This public grant shall be used only to assist individuals who are not receiving the real estate tax exemption or deferral provided under Chapter 30, Article IV of the Charlottesville City Code (Real Estate Tax Relief for the Elderly and Disabled Persons) during 2024.
- 6) Not more than one grant shall be provided to any one (1) address.

**AN ORDINANCE AMENDING AND RE-ENACTING CHAPTER 34 (CHARLOTTESVILLE DEVELOPMENT CODE) OF THE CODE OF THE CITY OF CHARLOTTESVILLE, TO HOLD PROPERTIES HARMLESS WHEN A PORTION IS OBTAINED FOR PUBLIC PROJECT.**

WHEREAS, upon the recommendation of City staff, the Planning Commission initiated a zoning text amendment proposing an amendment to the City's Development Code, for a lot, building or structure established in conformity with this Development Code that it will not create a violation of this Code as a result of the acquisition, purchase or condemnation of a portion of it by an agency of the federal, state or local government possessing the power of eminent domain; and

WHEREAS, a public hearing on the Proposed Text Amendment was held by the Planning Commission on April 9, 2024, after notice to the public and to adjacent property owners as required by law, and following conclusion of the public hearing the Planning Commission voted to recommend approval of the Proposed Text Amendment of Article 5 Division 5.4.2 of the City's Development Code to include this provision; and

WHEREAS, a public hearing on the Proposed Text Amendment was held by City Council on May 20, 2024, after notice to the public and to adjacent property owners as required by law; and

WHEREAS, after consideration of the public hearing, the Planning Commission's recommendation, and the recommendations given by staff, this Council is of the opinion that the Proposed Text Amendment, as recommended by the Planning Commission, has been designed to give reasonable consideration to the purposes listed in Sec. 15.2-2283 of the Code of Virginia (1950), as amended, and this Council hereby finds and determines that: (i) the public necessity, convenience, general welfare and good zoning practice require the Proposed Text Amendment, as recommended by the Planning Commission, and (ii) the Proposed Text Amendment, as recommended by the Planning Commission, is consistent with the Comprehensive Plan; now, therefore,

BE IT ORDAINED by the Council of the City of Charlottesville, Virginia that Chapter 34 (Charlottesville Development Code) of the Code of the City of Charlottesville is hereby amended and re-enacted as follows:

Amend Article 5 Division 5.4.2 to include the addition of C. :

5.4.2. Compliance with Chapter

A. ...

B. ...

C. A lot, building or structure established in conformity with this Development Code will not create a violation of this Code as a result of the acquisition, purchase or condemnation of a portion of it by an agency of the federal, state or local government possessing the power of eminent domain.