



## CITY COUNCIL AGENDA September 18, 2023

J. Lloyd Snook, III, Mayor  
Juandiego Wade, Vice Mayor  
Michael K. Payne, Councilor  
Brian R. Pinkston, Councilor  
Leah Puryear, Councilor  
Kyna Thomas, Clerk

### 4:00 PM OPENING SESSION

This is an in-person meeting with an option for the public to participate electronically by registering in advance for the Zoom webinar at [www.charlottesville.gov/zoom](http://www.charlottesville.gov/zoom). The meeting may also be viewed on the City's streaming platforms and local government Channel 10. Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call (434) 970-3182 or submit a request via email to [ada@charlottesville.gov](mailto:ada@charlottesville.gov). The City of Charlottesville requests that you provide a 48-hour notice so that proper arrangements may be made.

### Call to Order/Roll Call

### Agenda Approval

### Reports

1. Report: Report from Cultivate Charlottesville on City Food Equity Initiative
2. Report: Charlottesville Redevelopment and Housing Authority Sustainability Plan

### 5:30 PM CLOSED MEETING (if called)

### 6:30 PM BUSINESS SESSION

### Moment of Silence

### Announcements

### Recognitions/Proclamations

- Proclamation: Energy Efficiency Day 2023

### Board/Commission Appointments

### Consent Agenda\*

The consent agenda consists of routine, non-controversial items whereby all items are passed with a single motion and vote. After the reading of the consent agenda, the mayor will open the floor for comments from the public on the items that were read. Speakers will have up to three minutes each to make comments before City Council votes on the consent agenda. Speakers must state their name and locality for the record.

3. Minutes: August 8 joint City Council-Planning Commission public hearing
4. Resolution: Resolution to appropriate Fiscal Year 2024 Fire Programs Aid to Localities Funding (Firefund) - \$209,603 (2nd reading)
5. Ordinance: Ordinance to rezone the properties located at 501-507 Cherry Avenue, 0 5th Street SW, and 0 6th Street SW (2nd reading)
6. Resolution: Resolution to approve a Special Use Permit for properties located at 501-507 Cherry Avenue, 0 5th Street SW, and 0 6th Street SW (1 reading)
7. Resolution: Resolution authorizing revenue bond financing on behalf of St. Anne's Belfield School (1 reading)

### City Manager Report

- Report: City Manager Report

### Community Matters

Public comment for up to 16 speakers (limit 3 minutes per speaker). Preregistration available for first 8 spaces at <https://www.charlottesville.gov/692/Request-to-Speak>; speakers announced by Noon on meeting day (9:00 a.m. sign-up deadline). Additional public comment at end of meeting. Comments on Public Hearing items are heard during the public hearing only.

### Action Items

**General Business**

**Other Business**

**Community Matters (2)**

**Adjournment**

CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA



Agenda Date:	September 18, 2023
Action Required:	None
Presenter:	Jeannette Abi-Nader, Cultivate Charlottesville Co-Executive Director, Quentia Taylor, Food Justice Network Program Director
Staff Contacts:	Misty Graves, Director of Human Services
Title:	<b>Report from Cultivate Charlottesville on City Food Equity Initiative</b>

### **Background**

The Food Equity Initiative (FEI), first passed by City Council on October 18, 2018 brings together public, private, and non-profit partners working in unique and complementary ways to build a healthy and just community food system for all Charlottesville residents. The Initiative is cultivating community-driven processes, resident leadership, and city partnerships to improve access to and quality of nutritious and affordable foods, addressing food equity barriers.

### **Discussion**

The 2022-2023 Food Equity Initiative work focused on building a foundation for our second, three-year partnership with council through intensive community engagement, racial equity capacity and strategy building across organizations, and implementation support for citywide food equity action plans. Additional focus areas this year include a) engaging with three community cohorts across food justice issues to heighten resident decision making, b) reporting on progress towards specific goals of the Food Equity Initiative Policy Platform through the FJN partners, c) integrating community priorities at the intersections of food justice with climate justice and zoning, and d) evaluating to reinvigorate Network structures for greater impact.

The attached report includes three sections: a report on the FEI FY23 Goals, the FY23 Budget to Actual, and our FY24 Initiatives and Budget. Key FY23 Food Equity Initiative accomplishments include:

1. Community Engagement Cohorts of 21 grassroots residents ages 14 -67 with a combined engagement of over 6,600 of paid advocacy hours.
2. Food Equity Initiative Policy Platform engagement across numerous community events with over 192 individuals and 34 organizations.
3. City staff engagement with the Food Equity Initiative Policy Platform includes nine City departments, Charlottesville City Schools, and Charlottesville Redevelopment and Housing Authority.

4. Ongoing Food Justice Network racial equity capacity building investing in new strategic direction for infrastructure support of over 26 partner organizations as well as Cultivate internal practices.
5. Selection for and funding for our Power to Grow Initiative community engaged design effort to develop and advance urban agriculture in low-wealth neighborhoods with nearly \$500,000.
6. Contribution of subject expertise and representation of City Council's Food Equity Initiative at 25 presentations and 23 partner coalitions, amplifying the discourse on building a healthy and just food system.
7. Collaboration with Community Climate Collaborative and City Climate Action plan to provide recommendations on the intersection of climate justice and food justice.
8. Ongoing grassroots programming including growing and distributing 13,422 pounds of fresh produce to 645 residents, 20,000 healthy school snacks to 3,200 students, 7,200 schoolyard garden experiences, and other on the ground efforts.

### **Alignment with City Council's Vision and Strategic Plan**

The Food Equity Initiative supports City Council's "Community of Mutual Respect" vision. It contributes to Goal 2 of the Strategic Plan: a healthy and safe city and Goal 1: an inclusive community of self-sufficient residents specifically objective 1.5 intentionally address issues of race and equity.

### **Community Engagement**

The Food Equity Initiative prioritizes community engagement efforts with diverse stakeholders including City residents, non-profits, and local government departments. Details of the robust community engagement activities are included in the key accomplishments listed in the Discussion section of this memo.

### **Budgetary Impact**

Charlottesville Food Equity Initiative is already included in the City's FY 2025 Proposed Budget. Should Council wish to continue support, this funding will be considered through the regular budget process for inclusion in the final FY 2025 Adopted Budget.

### **Recommendation**

Staff recommends resolution of support that funding will continue to be in the City Manager's proposed budget for FY 25 at \$155,000. There are also three specific recommendations by Cultivate Charlottesville for Council included in this report.

### **Alternatives**

N/A

### **Attachments**

1. Food Equity Initiative FY23 Report Packet
2. Food Equity Initiative FY23 Report ADDENDUM\_POWER TO GROW



**DATE** August 23, 2023  
**TO** Charlottesville City Council  
**FROM** Cultivate Charlottesville Food Justice Network  
**SUBJECT** Food Equity Initiative End of FY23 Report

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Dear City Councilors,

Thank you for your partnership in implementing FY23 of the *Food Equity Initiative* (FEI), first passed by City Council on October 18, 2018. Enclosed is our end of year report packet for July 2022—June 2023\*. The report is organized by the objectives outlined in the *Food Equity Initiative* proposal. Additional elements included in this packet are the City Departments’ Food Equity Action Plans, FY23 Budget to Actual, FY24 Objectives and Budget and Food Justice Network meeting highlights. Finally, included is a separate report packet on the Food Equity Initiative *Plank #3: The Power to Grow*.

Council’s *Food Equity Initiative* partnership with Cultivate Food Justice Network has supported rigorous engagement in community-based solutions to food equity challenges. Key FY23 *Food Equity Initiative* accomplishments include:

1. **Community Engagement Cohorts of 21 grassroots** residents ages 14 -67 with a combined engagement of over **6,600 of paid** advocacy hours.
2. **Food Equity Initiative Policy Platform engagement** across numerous community events with over 192 individuals and 34 organizations.
3. **City staff engagement** with the *Food Equity Initiative Policy Platform* including nine City departments, Charlottesville City Schools, and Charlottesville Redevelopment and Housing Authority.
4. Ongoing **Food Justice Network racial equity capacity building** investing in new strategic direction for infrastructure support of over 26 partner organizations as well as Cultivate internal practices.
5. Selection for and funding for our **Power to Grow Initiative** community engaged design effort to develop and advance urban agriculture in low-wealth neighborhoods with nearly \$500,000.
6. Contribution of **subject expertise** and representation of City Council’s *Food Equity Initiative* at 25 presentations and 23 partner coalitions, amplifying the discourse on building a healthy and just food system.
7. Collaboration with Community Climate Collaborative and City Climate Action plan to provide recommendations on the **intersection of climate justice and food justice**.
8. **Ongoing grassroots programming** including growing and distributing 13,422 pounds of fresh produce to 645 residents, 20,000 healthy school snacks to 3,200 students, 7,200 schoolyard garden experiences, and other on the ground efforts.

We commend the City Council for your leadership in working to build food equity for all Charlottesville community members. If you have any questions, please do not hesitate to contact us.

Jeanette Abi-Nader  
Cultivate Charlottesville Co-Executive Director  
[jeanette@cultivatecharlottesville.org](mailto:jeanette@cultivatecharlottesville.org)

Quentia Taylor  
Food Justice Network Program Director  
[quentia@cultivatecharlottesville.org](mailto:quentia@cultivatecharlottesville.org)

\*Upon request of City Council, Cultivate is adjusting our reporting period to align with the City’s fiscal year. This report covers July 2022 – June 2023 and represents the first year of a three-year agreement with council.



# Charlottesville Food Equity Initiative FY24 City Council Recommendations for Action

## FY24 City Council Recommended Action - September 18, 2023

Charlottesville’s Booker T. Washington (BTW) Park has a legacy as a thriving hub of the African American community. For decades, Black Charlottesville residents played a key role in transforming the land from a history of injustice to a history of reclamation. For example, BTW Park was once the site of a horticultural festival that boasted 200 Black grower exhibits. We aim to reignite this legacy with an Urban Agriculture Collective (UAC) farm site located at Booker T. Washington Park. The site will continue the UAC tradition of growing and sharing fresh fruits and vegetables at no cost for residents facing food insecurity.

The City of Charlottesville has included Food Equity as a priority in our City’s Comprehensive Plan and community members identified urban agriculture as one of six main areas to create a healthy and just food system in Charlottesville. This is articulated clearly in the *Food Equity Initiative Policy Platform* developed to advise council on community centered practices to build food justice.

The enclosed packet of materials, *The Power to Grow*, outlines the depth of community support, precedent, and justification for such an action.

**We urge City Council to express your hearty support for the following recommendations.**

## FY24 City Council Recommendations

Recommendation #1: Charlottesville City Council recommends dedicating land in Booker T. Washington Park for an Urban Agriculture Collective farm.

Recommendation #2: Charlottesville City Council asks Parks and Recreation to prioritize a community design for this farm site in the upcoming Parks & Recreation Strategic Plan.

Recommendation #3: Charlottesville City Council recommends explicitly including food equity goals in the City's Strategic Plan in a way that aligns with the City's Comprehensive Plan Chapter 7, Goal 4 and the Food Equity Initiative Policy Platform.



# Charlottesville Food Equity Initiative FY23 Report Table of Contents

- I. Food Equity Initiative End of Year Report -Summary Letter**
- II. Food Equity Initiative FY24 Recommendations to Council**
- III. Food Equity Initiative FY23 Report Against Objectives**
- IV. Food Equity Initiative FY23 Budget to Actual**
- V. Food Equity Initiative FY24 Core Priorities**
- VI. Food Equity Initiative FY24 Budget Overview**
- VII. ATTACHMENTS**
  - A. City Department Food Equity Initiative Action Plans**
    - i. Parks & Recreation
    - ii. Charlottesville City Schools
    - iii. Neighborhood Development Services
    - iv. Office of Economic Development
    - v. Department of Social Services
    - vi. Charlottesville Area Transit
    - vii. Human Services Department
    - viii. Public Works and Climate Action
    - ix. Office of Justice Equity, Diversity and Inclusion and Human Rights Office
    - x. Charlottesville Redevelopment and Housing Authority
  - B. Food Justice Network Evaluation Results Executive Summary** -included in FY22 Report
  - C. Food Equity Initiative Policy Platform – Community Partner Progress Towards Planks**
    - i. Food Equity & Justice – Plank #1
    - ii. The Power to Grow – Plank #2
    - iii. The Right to Good Food – Plank #3
- VIII. THE POWER TO GROW PRESENTATION PACKET**
  - A. The Power to Grow Overview**
    - i. The Power to Grow Frequently Asked Questions
    - ii. The History of Booker T. Washington Park White Paper, Cultivate Charlottesville Food Justice Network
    - iii. The Power to Grow Brochure
    - iv. The Power to Grow Roundtable Invitation
  - B. The Power to Grow Community Feedback – To Date**
    - i. Power to Grow Resident Feedback Results
    - ii. The Power to Grow Community Roundtable Vision Statements -Summary
    - iii. Booker T. Washington Park Observational Survey Update



# Charlottesville Food Equity Initiative FY23 End of Year Report Against Objectives July 2022 – June 2023

## Purpose

The Charlottesville Food Equity Initiative (FEI) brings together public, private, and non-profit partners working in unique and complementary ways to build a healthy and just community food system for all Charlottesville residents. The Initiative is cultivating community driven processes, resident leadership, and city partnerships to improve access to and quality of nutritious and affordable foods, addressing food equity barriers.

The 2022-2023 Food Equity Initiative work focused on building a foundation for our second, three-year partnership with council through intensive community engagement, racial equity capacity and strategy building across organizations, and implementation support for citywide food equity action plans. Additional focus areas this year include a) engaging with three community cohorts across food justice issues to heighten resident decision making, b) reporting on progress towards specific goals of the *Food Equity Initiative Policy Platform* through the FJN partners, c) integrating community priorities at the intersections of food justice with climate justice and zoning, and d) evaluating to reinvigorate Network structures for greater impact.

The following information includes three sections: a report against the FEI FY23 Goals, the FY23 Budget to Actual, and our FY24 Initiatives and Budget. There are several supporting attachments (listed in our cover letter table of contents).

## Activities and Progress towards Food Equity Initiative Objectives & Outcomes July 2022 – June 2023

**I. Compile and disseminate research** including an analysis of food system assessments that identifies gaps and opportunities for investment, current food access efforts, and communication strategies to engage stakeholders including community members, business owners, and elected officials.

<p><b>STAKEHOLDER ENGAGEMENT</b></p> <p><b>Capacity Building</b></p> <ul style="list-style-type: none"> <li>✓ <b>192 individuals</b> participated in food equity capacity building</li> <li>✓ <b>26 FJN partners</b> developed specific racial equity plans</li> </ul> <p><b>Communication Strategies</b></p> <ul style="list-style-type: none"> <li>✓ <b>25 presentations</b> on food equity</li> <li>✓ <b>5 press</b> articles</li> </ul>	<p><b>A. Local, Regional and National Presentations on Food Equity</b></p> <p><b>Local</b></p> <ul style="list-style-type: none"> <li>● FJN City Food Equity Initiative -11 meetings with City Departments</li> <li>● Charlottesville City School Board – City Schoolyard Garden</li> <li>● Cville Plans Together Steering Committee –Food Justice Network</li> <li>● UVA President’s Council Public Health Group – Health Equity &amp; Food Justice</li> <li>● Community Climate Collaborative JEDI Camp -Youth Food Justice</li> <li>● VMDO Architects–Youth Food Justice Intern, <i>Why school gardens?</i></li> <li>● Know Your Farmer – Health &amp; Farm Equity -FJN</li> <li>● 100 Black Men of Charlottesville – Cultivate Food Equity</li> <li>● Food Co-op High School Summer Experience – Cultivate Food Justice</li> <li>● Juneteenth Celebration -History of Urban Agriculture in Charlottesville</li> </ul>
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<ul style="list-style-type: none"> <li>✓ <b>198 social media</b> posts for <b>2,980, 12,900 reach</b></li> <li>✓ <b>6 FJN Blasts</b> and <b>8</b> Cultivate newsletters to <b>2,640/each</b></li> <li>✓ <b>194</b> Food Justice Network member list</li> <li>✓ <b>24 girls of color</b> engaged in I Believe In Me Girls garden event</li> </ul>	<p><b>Regional</b></p> <ul style="list-style-type: none"> <li>● Utopian Seed Project Presentation - Diversity in Food and Farming</li> <li>● Virginia Festival of the Book – Eating While Black with the author</li> <li>● Virginia Foundational for Healthy Youth – Student Voice &amp; Equity in Farm to School presentation</li> <li>● I Believe In Me Girls – Youth Leadership in Urban Agriculture</li> <li>● Virginia Home Grown –Cultivate Gardens &amp; Food Justice</li> <li>● Presidential Precinct Fellows –Cultivate CATEC Farm</li> <li>● Jefferson Scholars Leadership Institute –Cultivate Charlottesville</li> </ul> <p><b>National</b></p> <ul style="list-style-type: none"> <li>● North American Food Systems Network –Cultivate Food Justice</li> <li>● Johns Hopkins Food Policy Council National Meeting: The Power of Food –Cultivate Food Justice Network</li> <li>● White House Farm Bill Advocacy- Urban Agriculture Collective</li> <li>● No Kid Hungry, Centering Equity Cohort-Cultivate Executive Directors</li> <li>● National Farm to School Network – Racial Equity Evaluation</li> <li>● USDA Community Food Projects–Cultivate Just Food Network</li> <li>● HEAL Food Alliance: School of Political Leadership – Cultivate Charlottesville, The Power to Grow</li> <li>● USDA Farm to School Conference – Healthy School Foods Initiative</li> </ul>
<p><b>FOOD SYSTEM ASSESSMENTS</b></p> <ul style="list-style-type: none"> <li>✓ <b>2 key assessments</b> conducted to ensure alignment with racial equity goals and strategize to design new FJN model</li> </ul>	<p>A. Ongoing research and practice around six tenants of Cultivate Uprooting Racism Action plan based on 6 tenants: 1. Decision-Making, Power &amp; Accountability, 2. Culture, 3. Programming, 4. Movement Building, 5. Accessibility, 6. Budget &amp; Finances</p> <p>B. Food Justice Network six-month intensive evaluation by partners to inform strategy moving forward and heighten racial equity practices in our work</p>
<p><b>OUTREACH</b></p> <ul style="list-style-type: none"> <li>✓ <b>Over 1,000 individuals personally reached and 2,800 via communications</b></li> </ul>	<p>A. <b>Outreach</b> Maintained robust communications strategy to engage community members across the Charlottesville area in a deeper understanding of food equity issues.*See Cultivate Charlottesville Press Page for list of press pieces at <a href="https://cultivatecharlottesville.org/stories/press/">https://cultivatecharlottesville.org/stories/press/</a></p> <p>B. <b>Local Festivals</b> Healthy Streets, Healthy People, Westhaven Community Day, African American Heritage Festival, CCS Back to School Bash, Boys &amp; Girls Club Anniversary Bash, C3 Party for the Planet, AAHC Juneteenth Celebration</p>
<p><b>PARTNER EVALUATIONS</b></p> <ul style="list-style-type: none"> <li>✓ <b>2 core evaluations</b> conducted to discern food justice network impact over the past 2 years with input from 26 partners</li> </ul>	<p>NOTE: Detailed results shared in FY22 Report: Conducted to discern food justice network impact over the past 2 years with input from 26 partners</p>
<p><b>II. Establish mechanisms for community voice</b> including both formal and informal meetings with oversight by community stakeholders and community members on programs and broader food access issues.</p>	
<ul style="list-style-type: none"> <li>✓ <b>5 young adult &amp; 5 adult</b> resident leaders in paid community engagement cohorts</li> <li>✓ <b>11 youth food justice</b></li> </ul>	<p>A. <b>Food Justice Apprentices</b> -Launched new community engagement cohort at the request of five young adults who were previously interns. Eight-month cohort at 24hrs/week paid to work together and engage in Cultivate programs.</p> <p>B. <b>Community Advocates</b> – Launched third round of adult community advocate cohort. Five residents living or having lived in public or subsidized</p>



<p>interns engaged in paid 6-week cohort</p> <ul style="list-style-type: none"> <li>✓ <b>6 Virtual Food Equity Initiative</b> community meetings   <b>34 organizations</b> engaged</li> <li>✓ <b>12 CFJN Planning Team</b> meetings   <b>17 Planning Team</b> members</li> <li>✓ <b>192 combined partners</b> across FJN initiatives</li> <li>✓ <b>6 Comprehensive Planning &amp; City</b> meetings attended</li> <li>✓ <b>100+ youth</b> advocated for Healthy School Foods</li> <li>✓ <b>19 community members</b> engaged in <i>Sisters Healing Circles in the Garden</i></li> </ul>	<p>housing participated in a 6-month cohort to learn about food equity and advocate for The Power to Grow.</p> <ul style="list-style-type: none"> <li>C. <b>Hosted 6 Food Equity Initiative Policy Platform gatherings &amp; 12 Food Justice Network planning</b> team meetings for a combined 192 community members and 32 organizations.</li> <li>D. <b>Youth Voice &amp; Choice   I Believe In Me Girls   Youth Food Justice Camp</b> <ul style="list-style-type: none"> <li>• 11 Food Justice Interns participated in an intensive paid, 6-week program at 20 hours/week.</li> <li>• 100+ student tastings and fresh food menu item selections.</li> <li>• 24 youth gathered at UAC CATEC urban farm site to explore Black girls and gardening.</li> </ul> </li> <li>E. <b>Women’s Initiative Sisters Healing Circles In the Garden</b> – 19 women of color gathered for two Healing in the Garden workshops in partnership with Women’s Initiative and PHAR.</li> <li>F. <b>City Climate Action Plan</b> – FJN team collaborated with C3 and the City’s Climate Action team to make recommendations on the intersection of food justice and climate justice.</li> </ul>
<p><b>III. Plan for sustainability</b> by pursuing additional funding for long-term investment at the city, agency and community member levels.</p>	
<p><b>Charlottesville City Schools Nutrition Department Trainings</b></p> <ul style="list-style-type: none"> <li>✓ Hosted <b>four training</b> units totaling <b>93 hours</b> with Chef Antwon Brinson of Culinary Concepts for <b>50 CCS Nutrition Staff</b></li> </ul>	<p>Cultivate Charlottesville and Charlottesville City Schools implemented 4 culinary skills training workshops with Antwon Brinson of Culinary Concepts, AB. Culinary Concepts provided the following training units. Staff were paid for each training.</p> <ul style="list-style-type: none"> <li>• <b>Competency Workshop (Jul)</b> – Equipment Skills and Culinary Skills Training</li> <li>• <b>Competency Workshop (Aug)</b> – Equipment Skills and Culinary Skills Training</li> <li>• <b>Leadership Class</b> – Leadership style test, team building, time management, kitchen Management, discovery, and discussion</li> <li>• <b>Kitchen Training</b> – Equipment demo, knife identification and skills demo, etc.</li> </ul>
<p><b>Diversified Multi-year Funding</b></p> <ul style="list-style-type: none"> <li>✓ <b>\$291,860</b> NCS Urban Agriculture Innovations Program grant</li> <li>✓ <b>\$180,000</b> TFN Partners for Places grant</li> </ul>	<ul style="list-style-type: none"> <li>A. <b>Cultivate was awarded a NCS Urban Agriculture Innovations Program two-year grant</b> (\$291K total) to support development of citywide urban agriculture policies, designs, and practices driven by community residents.</li> <li>B. <b>Cultivate was awarded a TFN Partners for Places 18 month grant</b> (\$180K total) in partnership with Public Works Climate Action plan for The Power to Grow</li> </ul>
<p><b>IV. Contribute subject matter expertise</b> to discussions on transportation, zoning, and other planning and policy development to ensure that the City, the University of Virginia, community organizations and citizens are aware of the impact of policy on food equity.</p>	
<p><b>FEI Implementation</b></p> <ul style="list-style-type: none"> <li>✓ <b>11 City Department leads</b> engaged around Food Equity Initiative implementation</li> <li>✓ <b>7 of 20 Climate Justice &amp; Food Justice recommendations</b> incorporated to date</li> </ul>	<ul style="list-style-type: none"> <li>A. <b>City Department FEI Support</b> – Hosted meeting with 11 City departments to review the Food Equity Initiative Policy Platform and glean feedback. See enclosed action plans.</li> <li>B. <b>Food Equity Implementation</b> – Specific focus on the intersection of Climate Justice and Food Justice. Collaborated with C3 and City’s Climate Action Plan to make 20 recommendations for inclusion of food equity language, 7 of which have been included.</li> </ul>



<p><b>Advisory Roles and Food Equity Leadership</b></p> <p>✓ Cultivate Team engaged in Local Coalitions</p>	<p>A. <b>Steering Committee</b> – Cultivate staff are on the Steering Committee of the City’s Cville Plans Together working to integrate food equity priorities.</p> <p>B. <b>University of Virginia Sustainable Food System Coalition</b> is developing a multi-year sustainability plan for the university and community.</p> <p>C. <b>Move2Health Equity</b> – Engaged in the Food Access team.</p> <p>D. <b>Community Input</b> – UAC hosted weekly community markets to distribute food grown and engage in conversations on redevelopment, garden design and healthy communities, and the city comprehensive plan.</p>
<p><b>V. Implement opportunities to highlight the City’s food equity work statewide &amp; nationally.</b></p>	
<p>✓ <b>205 presentations</b> and trainings engaging a collective</p> <p>✓ <b>1,317 participants</b> at those presentations</p>	<p><b>Provided Thought Leadership</b> in conferences, panels, and presentations: Presented at twenty local, regional, state and national venues (detailed in Section I.C. above)</p>
<p><b>Statewide &amp; Regional</b></p> <p>✓ Cultivate Team engaged in 3 Regional Coalitions</p>	<p>A. <b>Virginia Tech Center for Community Food Systems &amp; Transformation Steering Committee</b>, Cultivate Co-Executive Director, Jeanette Abi-Nader</p> <p>B. <b>VA Farm to School Regional Planning Teams</b>, Cultivate City Schoolyard Garden Program Director, Jordan Johnson, and Farm to School Coordinator, Shamera Banks</p>
<p><b>National</b></p> <p>✓ Cultivate Team engaged in 6 National Coalitions</p>	<p>A. <b>Johns Hopkins Center for Livable Futures -Food Policy Council Racial Equity Community or Practice</b> Cultivate Co-Executive Director, Jeanette Abi-Nader, represents Cultivate on this National Learning Group</p> <p>B. <b>National Farm to School Network Equity Evaluation</b> Cultivate Co-Executive Director, Jeanette Abi-Nader serves on this national steering committee to establish guidelines for evaluating racial equity in farm to school efforts across the country, Jeanette Abi-Nader</p> <p>C. <b>HEAL Food Alliance Steering Committee</b> – Cultivate Co-Executive Director, Richard Morris, was selected to join this national steering committee, Richard Morris</p> <p>D. <b>Mother Earth News Online Fair</b> - Urban Agriculture Collective Program Director, Amyrose Foll, is a featured speaker on Indigenous Foodways, Amyrose Foll</p> <p>E. <b>No Kid Hunger</b> Centering Equity Cohort– Cultivate Co-Executive Directors, Richard Morris and Jeanette Abi-Nader</p> <p>F. <b>Rooted In Justice Cohort</b> — Cedar Tree Foundation engaging six youth food justice organizations from across the country. City Schoolyard Garden Program Director, Jordan Johnson, and Cultivate Co-Executive Director, Richard Morris</p>



# Food Equity Initiative: **Emergency & Ongoing Food Access**

Cultivate Charlottesville Food Justice Network was a centralizing stakeholder in the food security response to the Covid-19 Pandemic in Charlottesville and surrounding areas. Over the past year we have wrapped up COVID-19 response efforts and transitioned some of the most critical emergency responses to more sustainable, long-term initiatives. While the focus of the Food Equity Initiative partnership with City Council is to develop and implement system-wide solutions to persistent hunger and food insecurity issues in Charlottesville, we also recognize the need for integrated approaches of direct food provisions, especially fresh, community grown produce. This section summarizes a few of those efforts.

<b>Activities and Progress towards Emergency &amp; Ongoing Food Access</b> <b>July 2022 – June 2023</b>	
<b>A. Community-based Food Security Infrastructure:</b> Build an emergency food security response infrastructure that enables the Charlottesville community to effectively respond to expanding food insecurity.	
<b>Community Gardening &amp; Food Equity Capacity Building</b> ✓ 7,000 spring seedling transplants distributed to local nonprofits and community members ✓ 7,200 student garden interactions ✓ 21 students totaling 720 hours participated in nutrition committees at Buford, Walker, and CHS	A. <b>Spring Seedling Give-Away</b> – Youth Food Justice Interns and Buford Urban Agriculture students worked with the City Schoolyard Garden team to continue our annual tradition of supporting home, nonprofit, and community gardens by growing and sharing spring seedlings. B. <b>Students in the Garden</b> – Youth are 3 times more likely to eat food that they have grown. The City Schoolyard Garden Coordinators play an important role in engaging youth through the Charlottesville public schools in hands-on garden experiences. C. <b>Nutrition Education</b> – Cultivate’s Farm to School Coordinator, Shamera Banks, worked closely upper grade students with weekly cooking classes and nutrition committees.
<b>Healthy School &amp; Community Meals</b> ✓ 20,000 Harvest of the Month fresh snacks shared with 3,200 students profiling 8 local crops ✓ 1,000 servings of sweet potatoes grown by UACshared at the Annual Turkey give away ✓ 75 local meals distributed at community market gathering	A. <b>Healthy Meals</b> – While many of the direct meal provisions that flourished during the first two years of COVID are no longer being provided, Cultivate worked with CCS and UAC partners to share fresh, healthy meals, snacks, and produce.
<b>Cultivate Direct food relief-community produce market</b> ✓ 13,422 pounds UAC grown produce ✓ 39 Community Market Days ✓ 645 Residents participate ✓ 87 community volunteers ✓ 10,000 sq ft additional growing space	A. <b>Urban Agriculture Collective –Community Produce Market</b> Hosted 39 market days and distributed a total of 13,422 pounds of fresh, locally grown produce at no cost to residents at Friendship Court, South 1 <sup>st</sup> Street, 6 <sup>th</sup> Street, Westhaven, Midway Manor, Riverside, CATEC, and other locations in Charlottesville. B. <b>CATEC Community Farm</b> -To continue to address the loss of community urban agriculture space, Cultivate UAC program partnered with CATEC to establish a 10,000 sq ft production farm on site. Students in culinary and construction engaged in onsite projects.



# Charlottesville Food Equity Initiative FY23 End of Year | Budget to Actual July 2022 – June 2023

CULTIVATE CHARLOTTESVILLE FOOD JUSTICE NETWORK FOOD EQUITY INITIATIVE - FY23 BUDGET TO ACTUAL JULY 1, 2022 - JUNE 30, 2023					
ACCOUNT	FY23 FJN BUDGET APPROVED	FY23 FJN ACTUAL	FY23 FEI COUNCIL BUDGET APPROVED	FY23 FEI COUNCIL ACTUAL	COMMENTS
<b>TOTAL EXPENSE</b>	<b>495,397</b>	<b>463,196</b>	<b>155,000</b>	<b>155,000</b>	
Staff Compensation	319,697	278,223	80,000	75,000	40% FJN Program Director, 40% FJN Policy Advocate, 40% FJN Community Engagement Program Director 10% CO-Executive Director5 (% covered by FEI)
Program - Support	75,070	81,000	55,000	62,000	5 Community Advocates (20 hrs/wk) 10 Youth Food Justice Interns (year round) Volunteer, Advocate & Intern Supplies Travel - local & regional conference
Program - Expenses	12,730	19,367	7,500	9,000	Community Meetings Community Advocate & Intern lunches Community member gift cards   stipends
Partner Support	35,000	35,000	-	-	Funding for community partners including Charlottesville City School equipment and food, Local Food Hub, International Rescue Committee New Roots, Trinity Bread and Roses
Professional Services	22,700	23,761	6,500	5,500	Racial Equity Training, Evaluation
Communications & Technology	5,700	2,500	1,000	1,000	Community Advocate Database management
General & Administration	24,500	23,345	5,000	2,500	Rent, Insurance, Office Supplies, etc.



# Charlottesville Food Equity Initiative FY24 Core Priorities

## FY24 Looking Forward

In the year ahead, Cultivate Food Justice Network will continue to prioritize rigorous community engagement to drive our work across the Food Equity Initiative. We plan to modify working models in response to this engagement and to further align with our goal of centering community voices and choices. The *Power to Grow* campaign to restore urban agriculture land to Charlottesville’s low-wealth neighborhoods will be a priority and we will work in partnership with Parks & Recreation as well as affordable housing partners Charlottesville Redevelopment Housing Authority, Piedmont Housing Association of Residents, and Piedmont Housing Alliance. The Food Justice Network large group will complete our analysis of the FEI Policy Platform Planks and have a midyear report to council with these results.

As we launch the final three-year phase of our FEI partnership with the city, we will be moving towards ensuring that the city has the resources to continue to build on and integrate the food equity work that Food Justice Network has been holding. We ask the city’s ongoing commitment to this work be formalized with funding a food equity position or other such city infrastructure capacity.

## FY24 Core Priorities

- 1. Community Leadership** Continuing to host and evolve the community engagement cohorts is central to our work. We specifically aim to add to the seasonal focused cohorts (Youth Food Justice Interns, Food Justice Apprentices, and Community Advocates) a long-term advisory committee of residents to cultivate community decision-making for Food Justice Network initiatives.
- 2. The Power to Grow** We are in the midst of *The Power to Grow* campaign and have secured matching funds for this project through December 2024. This year’s focus will be on compiling and integrating community feedback from intensive listening circles, developing a documentary on Booker T. Washington Park for greater public awareness, partnering with Parks & Recreation through the strategic planning process and collaborative community design.
- 3. Food Equity Initiative Policy Platform Public Education Efforts** Food Justice Network will continue to host community events to build support for and understanding of the platform planks as well as represent Charlottesville at numerous state, regional, and national spaces. By the end of 2023 we will have completed the community audit of impact across the six planks. We will solicit robust community feedback and modify as needed with specific focus on implementation needs.
- 4. City Department Food Equity Plans** During this year’s meetings with City staff, we recognize and ongoing commitment to integrating food equity into numerous city departments. But the capacity to put resources behind these goals has been somewhat limited. This year we aim to build out implementation plans and budgets for their food equity priorities as outlined in the *Policy Platform*.
- 5. City Comprehensive Plan Chapter 7 Implementation** With the city’s comprehensive plan finalized, ensuring implementation practices are included in the City Strategic Plan and ongoing department work is a priority.
- 6. REVISIT Food Equity Fund & Food Equity City Staff** Given City Council has proposed finalizing the FEI partnership with Food Justice Network at the end of this three-year agreement (June 2025), it will be critical to establish long-term resources within the City to continue this work. Launching the Food Equity Fund and establishing a position in the city that is responsible for food equity activities, including urban agriculture, (or other similar initiatives) must be part of the city’s plan for this work to continue to build.



# Charlottesville Food Equity Initiative FY24 Budget Overview

CULTIVATE CHARLOTTESVILLE FOOD JUSTICE NETWORK FOOD EQUITY INITIATIVE - FY24 BUDGET OUTLINE			
ACCOUNT	FY24 FJN BUDGET APPROVED	FY24 FEI COUNCIL BUDGET OVERVIEW	DETAILS
<b>TOTAL EXPENSE</b>	<b>456,418</b>	<b>155,000</b>	
<b>Staff Compensation</b>	<b>\$241,403</b>	80,000	FJN Program Director (100%), Community Engagement Program Coordinator (100%), Community Advocate Lead (75%), FJN Program Associate (100%), 2-Co-Executive Directors (33%), Finance Program Director (33%), GEO Program Director (33%)
<b>Community Engagement</b>	<b>\$53,298</b>	55,000	5 Community Advocates (20 hrs/wk/8 months) 5 Food Justice Apprentices (24 hrs/wk/9 months) 11 Youth Food Justice Interns (20 hrs/wk/2 months) Volunteer, Advocate & Intern Supplies Travel - local & regional conference
<b>Program - Expenses</b>	<b>\$18,500</b>	7,500	Community Meetings Community Advocate & Intern lunches Community member gift cards   stipends
<b>Partner Support</b>	<b>\$58,800</b>	-	Community Meals, Meetings & Outreach, Community Advocates Funding for community partners including Charlottesville City School equipment and food, Local Food Hub, International Rescue Committee New Roots, Trinity Bread and Roses
<b>Professional Services</b>	<b>\$55,090</b>	6,500	Racial Equity Training, Evaluation, Bookeeping, Audit
<b>Communications &amp; Technology</b>	<b>\$6,350</b>	1,000	Database management, Website hosting, Software management
<b>General &amp; Administration</b>	<b>\$22,977</b>	5,000	Office rent and supplies, Printing and postage, Insurance, etc.



### Charlottesville Food Justice Network Planning Team

- Jeanette Abi-Nader, Cultivate Charlottesville, Advocacy & Systems Co-Executive Director
- Theresa Allan, International Rescue Committee, Farmer Support
- Elizabeth Beasley, Local Food Hub, Interim Executive Director
- Aleen Carey, Cultivate Charlottesville, Gardens & Outreach Co-Executive Director
- Jane Colony-Mills, Loaves & Fishes, Executive Director
- Amyrose Foll, Cultivate Charlottesville, Urban Agriculture Collective Program Director
- Dustin Hicks, International Rescue Committee New Roots Americorp
- KJ Howard, Cultivate Charlottesville Food Justice Network Program Associate
- Tamika Irving, Sentara Community Health Outreach
- Jordan Johnson, Cultivate Charlottesville City Schoolyard Garden Program Director
- Cecilia Lapp Stoltzfus, International Rescue Committee, New Roots Manager Food and Agriculture Programs
- Jackie Martin, UVA Presidents Council, Department of Diversity & Community Engagement
- Tegan Medico, University of Virginia Health Services
- Richard Morris, Cultivate Charlottesville, Power to Grow Coordinator
- Todd Niemeier, Charlottesville Office of Human Rights, Director
- Kristan Pitts, Trinity Bread & Roses
- Diane Sampson, Blue Ridge Health District, Maternal & Childhood Health
- Rebecca Schmidt, Blue Ridge Health District, Population Health Manager
- Emily Smith, Local Food Hub, Food Access Associate
- Briana Stevenson, Virginia Black Farmer Directory
- Hannah Strauss, Blue Ridge Area Food Bank, Partner Services Coordinator & Network Development
- Quentia Taylor, Cultivate Charlottesville, Food Justice Network Program Director
- Barbara Yager, Community Member, Bread & Roses

### Charlottesville Food Justice Network A program of Cultivate Charlottesville

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# Charlottesville Food Equity Initiative

## FY23 End of Year Report

### APPENDICES

# Parks and Recreation

## Food Equity Vision Statement

Grassroots food production emerged as a key practice for neighborhood food access with the start of QCC Farms in 2007. More than a decade later, resident access to green space for urban farms and gardens provide food security, community gathering spaces, beautification, and a number of benefits to the environments and people engaged with them. Unfortunately, they are competing for finite space with other critical needs like improved, affordable housing as well as general development pressure.

## Food Equity Goals

- Cultivate food equity within the urban environmental sustainability space by promoting and preserving permanent land for green infrastructure dedicated to achieving community food security for low-income residents.
- Create a more equitable processes for acquiring and accessing land/garden rental space.
- Promote awareness and utilization of edible trails.

## Food Equity Initiative Recommendations for Action

1. Establish and practice a new local standard for healthy school meals that goes beyond the current USDA regulations, which CCS is meeting, and significantly increase fresh, from scratch locally sourced, and healthier meal options in the next five years.
2. Hire a Farm to School Coordinator to increase capacity for implementation of food equity practices that will lead to healthier school meal options, robust student and partner engagement, and increased participation in meal programs.
3. Work with student leadership to design healthy school food program options in a way that supports their cultural and health needs, while also educating about nutrition and healthy living skills.
4. Develop and implement a robust and well-informed outreach and feedback plan that engages students and families in school food equity practices and shares positive improvements implemented.
5. Revamp school lunch line infrastructure and central kitchen cooking equipment to create more appetizing serving lines and support the implementation of increased from scratch cooking as well as proper storage of fresh items.
6. Collaborate with partners to develop innovative strategies to meet the food needs of students outside of the CCS breakfast and lunch programs including providing a la carte and snack options, larger portions, after school meals, meals during school breaks and other food security needs to decrease in-school hunger and reduce stress for families with limited resources.

# Parks and Recreation (cont.)

## Food Equity Initiative Policy Platform Plank Alignment



**#1 Justice & Fairness | #2 The Power to Grow | #6 Restore Earth & Climate Justice**

## FY23 FEI Supporting Partners

- CCS Nutrition
- Cultivate Urban Agriculture Collective
- International Rescue Committee New Roots
- Neighborhood Development Services
- CATEC

## Parks & Recreation Department Food Equity Initiative FY23 Accomplishments

1. Participated fully in City Comprehensive Planning Process with 65 accepted recommendations.
2. Established new partnership with Charlottesville Albemarle Technical Education Center (CATEC) to farm on site.
3. Cultivate hired new Urban Agriculture Collective Program Director to work on The Power to Grow campaign.
4. Continuing to work with Parks & Recreation to identify potential urban agriculture sites.

# Charlottesville City Schools

## Food Equity Vision Statement

We recognize that healthy school food is a strategy to build equity and provide a culture of safety, wellness, and belonging for all our students to thrive. A key piece of achieving food equity for our community, hinges upon infrastructure to advance healthier school meals. Over half (54%) of youth in our city schools are at risk of childhood food insecurity, putting a greater burden on the breakfast and lunch services provided by CCS to nourish students so they can perform at their academic and social best. Charlottesville City School Priority Two, T3, 4, 6, & S8 support this vision: Serve and promote healthy, nutritious and appealing foods and pursue suppliers offering sustainable and locally-sourced options.

## Food Equity Goals

- ❑ Intentionally transform CCS' meal program to increase participation for all students, especially students eligible for the federal meals program by utilizing student choice through taste tests and surveys, student leadership, and nutrition committees.
- ❑ Increase meal offerings of fresh, from scratch, local menu items that are healthier. Increase culturally appropriate menu items (i.e. Halal) and harvest of the month items on the line.
- ❑ Build capacity through enhanced serving line equipment and increased culinary and management training for staff.
- ❑ Continue to work with community partners to find ways to meet the broader food needs of students.

## Food Equity Initiative Recommendations for Action

1. Establish and practice a new local standard for healthy school meals that goes beyond the current USDA regulations, which CCS is meeting, and significantly increase fresh, from scratch locally sourced, and healthier meal options.
2. Hire a Farm to School Coordinator to increase capacity for implementation of food equity practices that will lead to healthier school meal options, robust student and partner engagement, and increased participation in meal programs.
3. Work with student leadership to design healthy school food program options in a way that supports their cultural and health needs, while also educating about nutrition and healthy living skills.
4. Develop and implement a robust and well-informed outreach and feedback plan that engages students and families in school food equity practices and shares positive improvements implemented.
5. Revamp school lunch line infrastructure and central kitchen cooking equipment to create more appetizing serving lines and support the implementation of increased from scratch cooking as well as proper storage of fresh items..
6. Collaborate with partners to develop innovative strategies to meet the food needs of students outside of the CCS breakfast and lunch programs including providing a la carte and snack options, larger portions, after school meals, meals during school breaks and other food security needs to decrease in-school hunger, and reduce stress for families with limited resources.

# Charlottesville City Schools (cont.)

## Food Equity Initiative Policy Platform Plank Alignment



**#1 Justice & Fairness**



**#4 Inspire Youth Choice**

## FY23 FEI Supporting Partners

- CCS Nutrition
- Cultivate City Schoolyard Garden Farm to School Coordinator
- Culinary Concepts
- Charlottesville Community Cares

## Charlottesville City Schools Food Equity Initiative FY23 Accomplishments

1. CCS Nutrition has enrolled in the Community Eligibility Program across all nine schools allowing 100% of CCS students to receive free meals at school.
2. Cultivate Food Justice interns collaborated with nutrition staff to provide recipe options and feedback on healthy school meals.
3. Cultivate Farm to School Coordinator worked with 3 nutrition committees met six times with 72 students at Buford, and Charlottesville High School as well as a committee of students that practice a halal diet.
4. CCS Nutrition conducted a school wide survey of students to glean feedback on meal preference, meal quality, and other factors affecting meal enjoyment. (44 survey respondents)
5. Expanded Farm to School week meals to twice annually (October & April) which included a full week of 17 local fresh, from scratch, meal options.
6. CCS kitchen staff, including part-time, can participate in collective bargaining and are being offered a minimum wage of \$15/hour.
7. Cultivate Food Justice Interns (11 interns) spent 132 hours engaging around Healthy School Meals Unit.
8. Student choice meals were highlighted multiple times 55 days out of the year including student choice, halal and weekly local produce.
9. As part of the CACF Shaping Futures grant Cultivate invested \$30,000 in kitchen equipment for CCS to date to make fresh from scratch meals possible.
10. Cultivate and CCS Nutrition worked to host two years of training for nutrition and kitchen staff from Culinary Concepts Antwon Brinson including all 32 nutrition staff for 64 hours.
11. Eight Harvest of the Month crops were profiled and shared with over 3,000 students in Charlottesville elementary schools, Lugo McGinnis and others.

# Neighborhood Development Services

## Food Equity Vision Statement

The City's zoning codes and comprehensive plan are points of leverage in the development process. In order to achieve equitable food access during development, we must strive to include food equity practices explicitly in the city's comprehensive plan and zoning codes where it hasn't been considered before. By actively evaluating and planning for equitable food resources, the city will begin to address food security issues especially affecting low-resourced communities and people of color in Charlottesville.

## Food Equity Goals

- ❑ Map existing food resources to understand gaps in service and increase food access points in needed areas.
- ❑ Utilize NDS tools, such as zoning, to bring more local resources to the people. For example, make it possible for a local, affordable, grocer with fresh produce to open within the city circle.
- ❑ Continue to leverage opportunities to cultivate deeper support for minority business owners within the Charlottesville food economy by building more partnerships with organizations.
- ❑ Continue to incorporate food equity goals into local planning and policy work, including the city's upcoming strategic plan.

## Food Equity Initiative Recommendations for Action

1. Collaborate with Parks & Rec to include in the City Comprehensive plan strategic investment in preserving green space for food security purposes.
2. Continue to utilize a community-based approach that leverages public and private partnerships as well as resident leadership in conducting a bike and pedestrian pathway assessment and prioritization, especially transformation and walkability to key food resources.
3. Update zoning ordinances to encourage units to establish home gardens and edible landscapes on residential properties, as well as local food resources, by streamlining processes.
4. Amend the city's comprehensive plan and zoning ordinance to include definitions of and actions to advance food equity and healthy affordable housing.

# Neighborhood Development Services

## Food Equity Initiative Policy Platform Plank Alignment



**#1 Justice & Fairness**



**#2 The Power to Grow**



**#3 The Right to Good Food**

### FY23 FEI Supporting Partners

- Cville Plans Together
- Public Works
- Cultivate Urban Agriculture Collective
- International Rescue Committee New Roots
- Cultivate Food Justice Network

## Neighborhood Development Services Food Equity Initiative FY23 Accomplishments

1. Incorporated food equity into the City Comprehensive Plan including the Chapter 7: Climate, Environment, and Food Equity.
2. Current zoning drafts include increased density and expanded small scale commercial opportunities that could be utilized for food access.
3. Engaged with local developers around community informed planning for the Cherry Street Neighborhood Plan and created zoning to make it easier for a grocery store inclusion.
4. Increased individual entrances in Kindlewood development to increase opportunity spaces for gardening and land access.

# Office of Economic Development

## Food Equity Vision Statement

The Office of Economic Development recognizes that investing in food equity and community ownership within the small and minority business space, presents an opportunity to cultivate wealth within low-income communities as it relates to food. This investment began with the Minority Business Program and the Business Equity Fund and continues with targeted efforts to increase food related business opportunities and food access. Food equity represents progress towards achieving economic equity alongside community health.

## Food Equity Goals

- ❑ Work with community partners to increase the knowledge of Charlottesville's food economy with a focus on financial challenges, relationships, community wants/needs, and feasible possibilities.
- ❑ Continue to leverage opportunities to cultivate deeper support for minority business owners within the Charlottesville food economy by building more partnerships.

## Food Equity Initiative Recommendations for Action

1. Continue to use funding opportunities and resources, such as the Agriculture and Forestry Industries Development grants (through VDACS) and others to assist local business expansion and create opportunity for increase food access
2. Utilize existing programs, resources and incentives (Business Equity Fund, GO Start Up & CIC's Training Program, GO Cook, GO Hire Program) to support and enable local community food stores, particularly in low-income communities.
3. Continue to actively support development of business plans and funding for affordable brick and mortar or mobile market options that can serve public housing residents and other low wealth communities.

# Office of Economic Development

## Food Equity Initiative Policy Platform Plank Alignment



**#1 Justice & Fairness | #3 The Right To Good Food | #5 Community Wealth Building**

### FY23 FEI Supporting Partners

- Community Investment Collaborative
- New Hill Development Corporation
- Culinary Concepts
- Public Housing Association of Residents
- Trinity Episcopal Bread & Roses
- Cultivate Food Justice Network

## Office of Economic Development Food Equity Initiative FY23 Accomplishments

1. Assisted in conducting research on nationwide food equity funds and developed initial overview for discussion
2. Maintained support and referral process for Business Equity Fund
3. Provided insight on the Cherry Avenue Small Area Plan including grocery store potential
4. Met with Cultivate and nonprofit partners to discuss possibility of mobile market to increase food access
5. Supported BEACON initiative with New Hill Development Corporation with matching funds for a GO Virginia grant, an AFID Infrastructure grant and a donation of ARP funds
6. Supported Bread & Roses cooler for minority owned micro-enterprises
7. Continued support of the GO Cook Program with Culinary Concepts in support of employment opportunities in the culinary space
8. Furthered a network of community businesses, including 30% in the culinary space, by conceiving and supporting the Piedmont Pitch event which granted \$15k to winning participants
9. Developed new OED Economic Development Strategic Plan with a focus on equitable entrepreneurship and pathways of opportunity which both overlap FEI areas
10. Supported Launch Pad, a partnership with the City Market, to encourage new entrepreneurs to vend at the market

# Department of Social Services

## Food Equity Vision Statement

In order to cultivate more equitable food access, it is important to evaluate the utilization and effectiveness of SNAP benefits through disparities in outcomes and user feedback. Community voice in combination with outcomes data is a powerful tool in evaluating and designing future outreach and benefits programs for low-income communities, as well as advocating for these changes to state and local legislators. DSS can use qualitative and quantitative evaluation data to take more intentional steps to increase and improve food access.

## Food Equity Goals

- ❑ Pursue food equity by reducing internal and external barriers to Supplemental Nutrition Assistance Program benefits through effective outreach and communication between DSS, the benefit-eligible community, and other food assistance programs.
- ❑ Cultivate deeper inclusivity and cultural humility as an organization dedicated to serving a diverse community.
- ❑ Increase community feedback through developing equitable mechanisms to better understand the role DSS plays in the Charlottesville community through its programs and how they are affecting residents.

## Food Equity Initiative Recommendations for Action

1. Analyze and report SNAP application and eligibility determination outcomes by race.
2. Work with community partners to develop and implement strategies to effectively market DSS benefit programs including SNAP (and encouraging its use in certain places), camp scholarships, and other activities through direct, consistent interactions with low-wealth communities in order to promote program participation and self-sufficiency.
3. Work with local and state partners to advocate for available federal policy waivers to expand SNAP program eligibility and other similar benefits. One example is working with local restaurants to enroll as EBT sites.

# Department of Social Services

## Food Equity Vision Statement



**#1 Justice & Fairness |**



**#3 The Right to Good Food**

## FY23 FEI Supporting Partners

- Virginia Employment Commission
- Community Sponsored Re-entry Initiative
- UVA Health System
- Charlottesville City Schools
- Child Inform Community Network
- Thomas Jefferson Area Coalition on Homelessness

## Department of Social Services Food Equity Initiative FY23 Accomplishments

1. DSS encouraged electronic applications by including a message on digital signatures and having regular physical presence in public housing communities and at the Haven day shelter for persons living in homelessness.
2. DSS continued to push out messages about expanded assistance during COVID and program changes enacted since the end of the public health emergency.
3. DSS staff completed a minimum of 12 hours of cultural humility training per year.
4. Active participation in the Trauma Informed Community Network.
5. Blue Ridge Area Food Bank is our regional lead for the Hunger Action Coalition (HAC). DSS has been collaborating with HAC partners to: increase benefit re-enrollment, create a digital map of food access sites, host SNAP trainings
6. Distribution of 10,000 reusable bags in collaboration with food access partners.

# Charlottesville-Albemarle Transit

## Food Equity Vision Statement

In Charlottesville, 27% of those utilizing public transportation are at or below the federal poverty line and 28% are of a minority population (CAT). While Charlottesville Area Transit is increasing its capacity to address the population and employment density growth, routes are not yet designed based on consumer demand (CAT). Charlottesville residents have expressed interest in alternate transportation routes (City). As a provider of mass transit, it is CAT's goal to serve the needs of the entire city. Understanding that we serve as a lifeline to low-income neighborhoods and public housing, CAT continually seeks to improve service in these areas

## Food Equity Goals

- ❑ Increasing community input in transportation plans to eliminate barriers for transit especially among low-income populations.
- ❑ Increasing general utilization and participation in Charlottesville transportation services including among youth, elderly, and low-income populations.
- ❑ Build and develop routes with intentionality, including giving consideration to food access stops and associated challenges.

## Food Equity Initiative Recommendations for Action

1. Adapt/change routes to include specific spaces including grocery stores, food access markets, parks, and specific sites (ex. GoodWill), etc. that have already been identified as points of interest.
2. Raise funds to ensure free rides extend beyond the current 2026 plan. If unsuccessful work to establish a new travel bus pass at free or subsidized rates for low-income residents that qualify for SNAP/ WIC.
3. Revamp the CAT and NDS feedback process to include and increase community input through diverse frameworks including, a formal application or submission of comments online as well as informal avenues such as community-based events or Town halls.
4. Conduct ride analysis of food access routes including trip duration, distance to walk to stop (especially from BRAFB and other pantries), comfort, and safety.

Food Equity Profile and Recommendations

# Charlottesville-Albemarle Transit

Food Equity Initiative Policy Platform Plank Alignment



**#1 Justice & Fairness**



**#3 The Right To Good Food**

## **FY23 FEI Supporting Partners**

- Neighborhood Development Services
- Parks & Recreation
- Human Services
- Loaves and Fishes
- Cultivate Charlottesville Food Justice Network

Charlottesville-Albemarle Transit Food Equity Initiative FY23 Accomplishments

1. Free public transit for three years due to federal relief funds.
2. CAT included a community feedback survey as part of their current strategic planning process.
3. Routes have been updated based on analysis for community needs such as grocery stores. A plan is in place and will start to roll out this fall.
4. Secured funding to do Quick Builds - Neighborhood Transportation Solutions. There is \$100K/year to put towards quick projects to improve safety around intersections. Right now a lot of that is being aimed at schools.
5. Developed a position to evaluate bike and pedestrian programs by how well they are reaching people and collect community feedback.

# Human Services & Community Attention

## Food Equity Vision Statement

The Charlottesville Human Services Department provides services and programs that improve and support the resilience, health and well-being of youth, families and community organizations. Food Equity is a critical component of health and well-being and as such we envision a community where all Charlottesville residents have access to quality, affordable, accessible, and culturally appropriate food and the time and resources to be nourished. We support advancing food equity in Charlottesville.

## Food Equity Goals

- ❑ Act as a liaison to Cultivate Food Justice Network in the Food Equity Initiative partnership with City Council
- ❑ Advise the City Manager on food equity policy initiatives to meet City Goals especially those outlined in the City Comprehensive Plan, Chapter 7, Goal 4
- ❑ Work to implement social policy initiatives to the City Council that promote food equity across.
- ❑ Work to implement food equity practices within Human Services programs such as foster care, community-based services for youth and families, and the community connector umbrella.
- ❑ Human Services will continue to explore Food Justice Network partnerships to increase neighborhood food access points to fresh and shelf stable foods.

## Food Equity Initiative Recommendations for Action

1. Act as an advocate to incorporate food equity goals in the FY24 City Strategic Plan, specifically considering economic prosperity (self-sufficiency and infrastructure) and partnerships.
2. Ensure Charlottesville City Manager is aware of the Food Equity Initiative partnership and amplify FEI goal alignment with City goals where appropriate.
3. Incorporate emergency food access information to Charlottesville residents involved with DHS services including the Urban Agriculture Collective Community Markets.
4. Continue to advocate for public transportation consideration of food access points stops including Blue Ridge Area Food Bank as well as others.
5. Utilize Vibrant Communities Fund to support food equity initiatives across the city.

# Human Services (cont)

## Food Equity Initiative Policy Platform Plank Alignment



**#1 Justice & Fairness**



**#2 The Power to Grow**



**#3 The Right to Good Food**

### FY23 FEI Supporting Partners

- Local Food Hub
- Blue Ridge Area Food Bank
- Charlottesville Redevelopment Housing Authority
- Cultivate Charlottesville Food Justice Network
- Cultivate Charlottesville Urban Agriculture Collective
- Emergency Food Bank
- City of Promise
- Loaves and Fishes

## Human Services Food Equity Initiative FY23 Accomplishments

1. Renewed funding for Cultivate Food Justice Network to implement the Food Equity Initiative for a second, three-year term from FY23-FY25.
2. Provided connections to new City Staff, especially in departments with working Food Equity Action Plans.
3. Engaged CAYIP interns in food system related placements to build job skills and training for Charlottesville youth.
4. Westhaven Care Center has been collaborating with the Local Food Hub, BRAFB, and local churches to create a food pantry providing increased neighborhood food access for residents facing food insecurity.
5. Community Resource Hotline provides resource connection to callers who are experiencing food insecurity through information provided on The Street Sheet.
6. Assist Emergency Food Bank with monthly deliveries to the 6th Street Community Neighborhood.
7. Teens Give service-learning program works with food system related service sites, such as Loaves & Fishes and Urban Agriculture Collective farm sites. Also providing Teens Give participants with healthy food options during snacks and lunch.

# Public Works Climate Protection

## Food Equity Vision Statement

As Charlottesville redevelops and looks to the future, it is necessary for the City to understand how low-income and vulnerable communities connect with food. Preserving and strengthening these connections through protection of urban agriculture is critical to building climate resilience in our community.

## Food Equity Goals

- ❑ Increase the presence and participation of community voices in climate protection conversations, especially those from marginalized and/or vulnerable communities.
- ❑ Make climate protection services as well as resources to enhance community resilience equitably accessible to all residents regardless of race or income.
- ❑ Collaborate with partners to cultivate a deeper understanding of the importance of food equity to community resilience.
- ❑ Cultivate a shared understanding of our community climate challenges and work across a diverse coalition of voices to co-design strategies for climate adaptation and resilience.

## Food Equity Initiative Recommendations for Action

1. Identify food equity in the Climate Action Plan as a prioritized vulnerability to the effects of climate change, so that the City can prioritize Collaborate with partners to ensure progress on key actions related to food equity in the City's Climate Action Plan.
2. Prioritize food equity and access in climate adaptation and resilience planning; develop specific strategies to enhance and sustain our local food systems.
3. Participate in the Just Food, Just Climate project which aims to increase sustainable urban agriculture space in the City of Charlottesville's public land in a way that enhances climate protections and prioritizes grassroots community leadership, specifically for BIPOC growers.
4. Research and work to advance residential, business, and institutional composting opportunities, with a priority on Charlottesville City Schools.
5. Utilize a community-based approach that leverages public and private organizations as well as resident leadership in understanding how community needs connect with the City's environmental priorities.
6. Cultivate deeper partnerships with Charlottesville Food Justice Network Partners in order to develop food equity practices and frameworks for advancing climate protection for local food system resilience.

# Public Works Climate Protection

## Food Equity Vision Statement



**#1 Justice & Fairness**



**#6 Restore Earth & Climate Justice**

## FY23 FEI Supporting Partners

- Community Climate Collaborative
- UVA Equity Center
- Charlottesville Food Justice Network
- Community Advocates & Food Justice Interns

## Public Works Climate Protection Food Equity Initiative FY23 Accomplishments

1. The City adopted its first community Climate Action Plan as an amendment to the Comprehensive Plan in January of 2023. The City added two positions to the PWD Environmental Sustainability Division Climate Program to add capacity for implementation of the Climate Action Plan. Council also allocated \$1M in funding for climate-specific initiatives.
2. PW Climate Program hosted community listening sessions as well as 1-1 collaboration sessions with groups including Cultivate Charlottesville for input on the Climate Action Plan.
3. Cultivate conducted outreach across the network glean feedback on Climate Action Plan recommendations and eventually to sign on to C3's comprehensive letter of recommendations compiled by the Community Climate Collaborative
4. Approval of 2021 Comprehensive Plan Chapter #7 on *Climate, Environment and Food Equity* which Cultivate reviewed and offered recommendations and measures
5. The 2023 Funders Network Partners for Places Planning grant award – Partnership with Cultivate Charlottesville, City of Charlottesville, *Just Food, Just Climate is a collaborative partnership to cultivate relationships, skills, and action at the intersection of food and climate justice in Charlottesville.*
6. The City is embarking on a collaborative climate adaptation and resilience planning effort in partnership with Albemarle County. Community engagement for the *Resilient Together* project will kick-off in Fall 2023.

# Office of Justice, Equity, & Inclusion

## Food Equity Vision Statement

Food is a basic need and the Office of Justice, Equity, Diversity, and Inclusion believes in the importance of cultivating food equity in our city both internally among staff and in the community. We aim to collaborate with partners and commit to a human centered division of needs.

People who contact the Office of Human Rights for assistance with a question about discrimination are often experiencing other difficulties like homelessness, substance use, and mental health challenges, which may also have an additional impact on their ability to access fresh, nutritious, and familiar foods. The Office of Human Rights is committed to providing person-centered, holistic support for our visitors, which includes connecting people to food resources.

## Food Equity Goals

- ❑ Integrate the emergency shelter system of care with consistent access to food that is nutritious, accommodates people with differing dietary needs, and is locally sourced
- ❑ Consistently offer quality snacks (high protein, nutritious) to guests as evidence of commitment to servicing the whole client and all of their human needs.
- ❑ Remain aware of and engaged with community food resources in order to make appropriate referrals for people seeking assistance.

## Food Equity Initiative Recommendations for Action



**#1 Justice & Fairness |**



**#3 The Right to Good Food**

Food, shelter, and a sense of connection are basic human needs. A change or deficiency in one affects the stability of the others. The Office of Human Rights is tasked with protecting people in Charlottesville from unlawful discrimination. While people's ability to access food is not a protected human right, when people experience discrimination in activities like employment, housing, or access to public spaces, their ability to access and enjoy food is compromised.

# Charlottesville Redevelopment Housing Authority

## Food Equity Vision Statement

The Charlottesville Redevelopment and Housing Authority (CRHA) is a resident-centered organization committed to excellence in providing affordable quality housing, revitalizing communities, supporting resident involvement and promoting upward mobility and self-sufficiency through partnerships in the public and private sectors. We recognize the critical connection between food equity and housing. We aim to create partnerships that amplify food equity for our residents. We align with Cultivate in the belief that working together to grow and share food and power, and advocate for just food systems -cultivates a healthy for all.

### FY23 FEI Supporting Partners

- Cultivate Urban Agriculture Collective
- Cultivate Food Justice Network



**#1 Justice & Fairness**



**#2 The Power to Grow**



**#3 The Right to Good Food**

## Food Equity Goals

- Partner with Cultivate Urban Agriculture Collective to create urban agriculture spaces at public housing sites so that residents can be engaged in collaboratively growing food.
- Partner with Cultivate UAC to provide spaces and resources to host weekly no-cost community markets throughout the growing season where residents can share in the harvest.
- Engage resident youth in gardening and growing that builds a connection and deeper understanding of where our food comes from.
- Create systemic solutions to current food access barriers including grocery stores in and for CRHA residents.
- Support residents with access to food programs including WIC, SNAP, etc.

Cultivate Charlottesville | Food Justice Network  
 FY23 Evaluation Feedback  
 October 2022

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### Evaluation Purpose

As part of Cultivate Charlottesville’s effort to build a culture of inquiry and improvement, we implemented two evaluation efforts for the Food Justice Network’s FY23 year. We hosted two focus groups for eleven Food Justice Network (FJN) planning team partners who shared their perspectives on how being part of the team has impacted their work. We also sent a survey to the full FJN Team with 17 respondents.

### Results

#### A. FJN Large Group Survey

Overall, most respondents felt that Cultivate was an effective facilitator and leader of the Food Justice Network, that Cultivate upholds FJN values, and that Cultivate keeps FJN focused on its goals. Additionally, respondents felt that participating in FJN positively impacted their organization’s focus and efforts on food justice while providing significant networking opportunities surrounding food justice.

The majority of respondents felt that FJN has been effective in increasing food justice in our community by transforming systemic barriers to food equity, utilizing an equity approach to confront racism, and building stronger relationships with communities facing food injustice. Respondents agree that FJN has increased understanding of the intersection of food equity and other factors such as housing, transportation, economic development, and climate.

Each question contained a multiple-choice selection and a space for narrative responses. Responses were cleaned and grouped into themes. Respondent data:

#### Overall Experience of FJN

- 88% agree (77% strongly) that Cultivate is an effective FJN facilitator and leader
- 94% agree (77% strongly) that Cultivate upholds the FJN values
- 88.2% agree (42% moderately) that Cultivate keeps FJN focused on its goals

1. Cultivate Charlottesville is an effective facilitator and leader of Food Justice Network.  
 17 responses

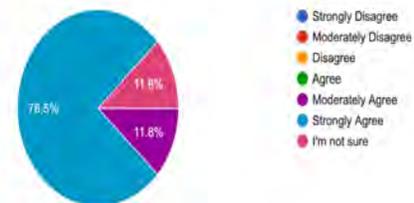


Figure 1

### Impact of FJN on Organization

- 94% agree (47% strongly) they have learned new things about food justice at FJN
- 89% agree (71% strongly) they have had more opportunities to engage in food justice at FJN
- 93% agree (53% strongly) they experience a strong sense of diverse community at FJN
- 76% agree (53% strongly) FJN has helped their organization to make a greater impact
- 76% agree (53% strongly) that they have engaged or shared resources with other partners at FJN

### Completion of FJN Goals

- 82% agree (41% strongly) FJN has successfully utilized an equity approach to confront racism
- 82% agree (41% strongly) FJN has helped to transform systemic barriers to food equity
- 65% agree (30% strongly) FJN has cultivated stronger relationships with community facing food injustice (35% unsure)
- 71% agree (53% strongly) FJN has strengthened inter-sector collaboration (30% unsure)
- 72% agree (59% strongly) FJN has increased understanding of the intersection of food equity and other factors such as housing, transportation, economic development, and climate
- 71% agree (29% strongly) FJN has help build power, resources or skills for food security

2. As a participant in Food Justice Network I have had more opportunities to engage in conversations about food justice.  
17 responses

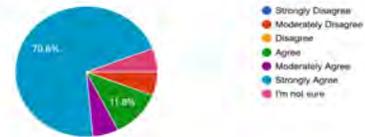


Figure 2

7. Because of Food Justice Network there has been an increased commitment to food justice practices in the broad Charlottesville community.  
17 responses

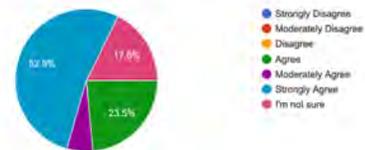


Figure 3

1. In this past two years, I believe Food Justice Network has been successful in using an equity approach to confront inequity in our local food system.  
17 responses

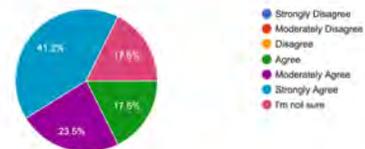


Figure 4

## B. Planning Team Focus Group

The focus group was made up of eleven FJN partners who belong to our FJN Planning Team. The participants were asked questions via two Zoom breakout rooms and invited to provide their feedback.

Overall, respondents felt that participating in the Food Justice Network provided them with significant networking opportunities that allowed participants to participate in food justice work within our community. Furthermore, respondents indicated that FJN has positively impacted their own organizations' food justice efforts.

We also received growth feedback from the focus group participants. Respondents communicated an interest in more direction from Cultivate and clearer opportunities to contribute to FJN work. Additionally, respondents echoed the Large Group opinions both that staffing changes have impacted the direction of FJN and that virtual meetings and COVID have hindered work "on the ground."

Responses were cleaned and grouped into themes. Respondent data:

### Overall experience of Food Justice Network:

- FJN provides significant networking opportunities
- FJN allows members to participate in food justice
- Cultivate could do more to highlight individual members / FJN is too Cultivate heavy

### Impact of Food Justice Network on Partner Organization:

- Participating in FJN had positively impacted organizations' food justice efforts
- Partner organizations would like more support / direction and clearer opportunities to contribute
- Cultivate should set aside times to meet with members from the larger organizations to get everyone engaged at the same time

### Completion of Food Justice Network Goals:

- Staffing (both within Cultivate and at the individual orgs) have impacted FJN direction
- Virtual meetings/COVID have hindered networking opportunities & work "on the ground"

**Conclusion.** The feedback we received from the Food Justice Network partners demonstrated that respondents value Cultivate Food Justice staff leadership of the network, feel their own organizational food justice efforts are improved, and appreciate personal and community benefits as a result of FJN engagement.

Overall, Food Justice Network partners believe that participating in the FJN has taken strategic and tangible actions to affect food justice in our community. Partners feel that participation in FJN has allowed their organizations to better understand the food equity challenges experienced by our community and provides opportunities to collaborate intersectionality.

The key challenges articulated for FJN are the need for a strong and consistent staff and clearly defined roles and expectations for partners. Internally, Cultivate will continue to work with FJN partners on this. We believe that, with our recent onboarding of new employees, having an expanded and dedicated FJN team at Cultivate will help to alleviate some of these challenges.

Additionally, some partners have expressed interest in bringing in more representatives from communities affected by food justice. We believe that our Power to Grow campaign and relationship-building with community members of PHAR and R3 will provide additional opportunities for FJN to connect with impacted communities in more meaningful and direct ways.

Finally, FJN partners feel that virtual networking has hindered both networking and FJN work “on the ground.” Partners have expressed a desire to meet in-person. We are exploring in-person meetings with virtual options for those who are uncomfortable with or unable to meet in-person.

## Appendix A: Methodology

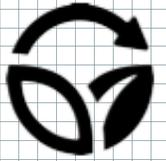
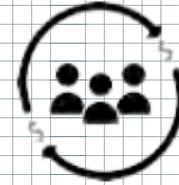
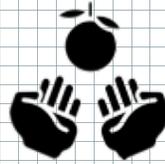
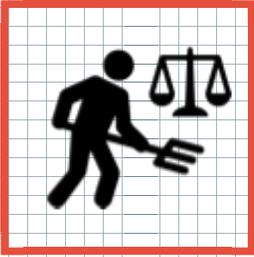
In August 2022, Cultivate sought feedback from both groups within the Food Justice Network:

- FJN Large Group Survey
  - Survey was separated into two parts
    - At the individual organization level
    - About the FJN as a whole
  - Survey responses
    - Pre-defined multiple choice
    - Longer narrative responses
- FJN Planning Team Focus Group
  - Cultivate asked group 7 open-ended questions
    - 5 questions gauging effectiveness of FJN
    - 1 free-response question
    - 1 question about building relationships between partner organizations

We compiled the data from both groups and pulled themes from the narrative responses of each group. Responses were cleaned and grouped into themes.

- FJN Large Group survey
  - After cleaning the narrative responses (total N=149), we were able to remove 45 responses. We then qualified the remaining feedback (N=104) into themes. The most frequent groups of responses are below:
    - FJN implements a diversity of functions / facilitates diverse partnerships (N=15): 14%
    - FJN takes strategic and tangible action to highlight inequities (N=9): 9%
    - Cultivate is an effective facilitator (N=8): 8%
    - Cultivate needs to have clearer goals (N=7): 7%
    - (Participation in) FJN amplifies issues in the community (N=5): 5%
    - Cultivate has strong leadership / It's important to have Cultivate as a backbone org (N=5): 5%
- FJN Planning Team Focus Group
  - The focus group provide more growth points for the future direction of the FJN.
  - After cleaning the narrative responses (total N=82), we removed six responses. Among the remaining feedback (N=76), we noticed similar recurring themes as the Large Group Survey:

- Staffing changes have impacted FJN's direction (N=14): 18%
- FJN needs to have clearer goals / direction (N=11): 14%
- FJN provides significant networking opportunities (N=10): 13%
- FJN allows members to participate in food justice (N=9): 12%
- FJN should bring more people to the table in food justice discussions / engage more with communities (N=6): 8%
- Finding time to participate in FJN meetings is challenging (N=6): 8%
- o Additionally, all respondents (N=7) to the final, relationship-building question indicated that they would be interested in participating in a mentoring approach to partnerships and/or onboarding new members.



Where are we now?

## FEBRUARY 22 FOCUS



### FOOD EQUITY AND JUSTICE

ADVANCING SYSTEMIC CHANGE & COLLECTIVE MOVEMENTS



In order to build equity in the Charlottesville food system so that all community members have access to fresh, affordable, culturally relevant food—food equity and justice must be considered as a core strategy for community health and safety. Partnerships with grassroots organizations, youth leaders, and resident advocates are critical.

SPRING 2021



1. City of Charlottesville added a Climate, Environment, & Food Equity Chapter to the Comprehensive Plan with 65 FJN recommendations.

2. City Council renewed 3 year Food Equity Initiative partnership with Food Justice Network.

3. Multiple FJN partners are integrating racial equity capacity building into their strategic development.

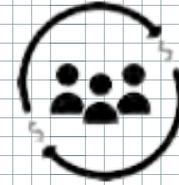
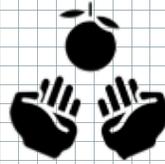
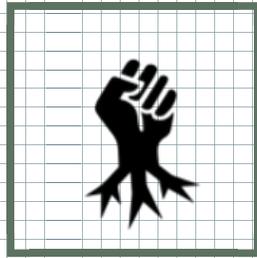
4. BRAFB is shifting to see food insecurity work in the justice space and forming multi-sector collaborations like the Hunger Action Coalition.

5. City of Charlottesville Office of Community Solutions new department focused on city's affordable housing initiatives.

6. Cultivate launched a new community engagement cohort for young adult apprentices. Continues the stairway to leadership.

7. IRC New Roots is working with Parks & Rec to secure viable land Azalea West.

8. Albemarle County office of Equity and Inclusion is working to open pathways for justice work.



## APRIL 26 FOCUS:

## Where are we now?



### THE POWER TO GROW

ADVANCING AFFORDABLE HOUSING & URBAN AGRICULTURE



In pursuit of restoring the power to grow for every community, an equitable investment in urban agriculture is needed to counter impacts of necessary housing redevelopment on decreased food access and environmental health. When families have the power to grow, land is liberation.

SPRING 2021



1. Urban Agriculture Collective program of Cultivate working to replace urban agriculture space on public housing sites that have been lost over the past three years.

2. IRC New Roots program offers 100 community garden plots for rent in Charlottesville and supports refugees facing food insecurity through gardening, nutrition, and education.

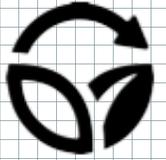
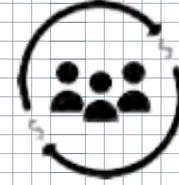
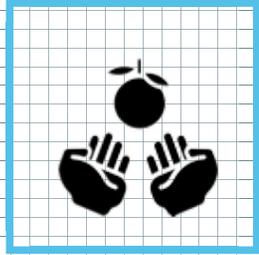
3. Market Central and Charlottesville City Market accept Food Stamps and VA Fresh Match coupons to purchase seeds and plants for growing and produce from local growers.

4. The Haven hosts a kitchen garden at its day shelter in downtown Charlottesville.

5. Piedmont Housing Alliance is working with residents and builders to ensure an urban agriculture site is included in the new resident-designed Kindlewood neighborhood.

6. Loaves & Fishes added demonstration container gardens at the pantry, gave out food plants for neighbors to grow, and source as much fresh produce as possible.

7. Livable Cville, Charlottesville Redevelopment Housing Authority, and Piedmont Housing Alliance of Residents are all working to advance affordable housing and value the intersection with urban agriculture and food access equity.



## Where are we now?

## JUNE 28 FOCUS:



### THE RIGHT TO GOOD FOOD

ADVANCING TRANSPORTATION & NEIGHBORHOOD FOOD PATHWAYS



In pursuit of the right to good food for every community member, measures should be taken to expand eligibility to programs, cultivate ownership of affordable markets, and develop stronger transportation avenues to food resources.

SPRING 2021



1. Charlottesville Climate Protection Program (City) works to identify tangible co-benefits between climate and food justice. For example, prioritizing food access pathways when planning expanded transit routes and foot/bike infrastructure.

2. IRC New Roots program supports refugees facing food insecurity through gardening, nutrition, and education. Other farms (Resolution & Bell Air) are donating fresh produce to various markets and pantries.

3. Market Central and Bread & Roses received a Virginia Food Innovation Access Grant to provide support for growers and food entrepreneurs selling at farmers markets and are emphasizing BIPOC producers.

4. The Haven hosts a kitchen garden at its day shelter in downtown Charlottesville.

5. Piedmont Housing Alliance is working with residents and builders to ensure an urban agriculture site is included in the new resident-designed Kindlewood neighborhood.

6. Local food banks and partners (BRAFB, LFH, L&F) are working to reduce the burden of transportation by having pop up markets & also provide information to visitors about SNAP enrollment.

7. City Schoolyard Garden & Charlottesville City Schools are working on a five year healthy school meals plan to increase fresh, from scratch, foods in all the schools and will have 100% free student meals in the 2023-2024 school year. Page 44 of 144

# Cultivating the Power to Grow Food Equity Initiative FY23 Report



Cultivating the Power to Grow is a collaborative community approach to building long-term equity in our food system. It aims to expand food access for youth and their families facing food insecurity through integrating healthy school meals, urban farms, and community leadership and healing, and community planning for expanded publicly protected urban agriculture land.



“ A food justice leader takes charge in a positive way without being asked to do so. They also advocate for food rights and focus on food equity for all people. ”

KEYSHANNA CALLOWAY  
Youth Food Justice Intern | Charlottesville High School



JULY 2022 –  
JUNE 2023

REPORT &  
APPENDICES



CULTIVATE CHARLOTTESVILLE  
FOOD JUSTICE NETWORK

Jeanette Abi-Nader,  
Co-Executive Director

Quentia Taylor  
Food Justice Network Program  
Director



“ A food justice leader is someone who works with others to make sure people always have access to healthy and affordable produce. ”

DEMI BROWN  
Youth Food Justice Intern | Charlottesville High School





DATE September 1, 2023
TO Charlottesville City Council
FROM Cultivate Charlottesville Board of Directors & Staff
SUBJECT The Power to Grow FY23 Report Packet Addendum

Dear City Councilors,

Charlottesville's Booker T. Washington (BTW) Park has a legacy as a thriving hub of the African American community. For decades, Black Charlottesville residents played a key role in transforming the land from a history of injustice to a history of reclamation. For example, BTW Park was once the site of a horticultural festival that boasted 200 Black grower exhibits. We aim to reignite this legacy with an Urban Agriculture Collective (UAC) farm site located at Booker T. Washington Park. The site will continue the UAC tradition of growing and sharing fresh fruits and vegetables at no cost for residents facing food insecurity.

The City of Charlottesville has included Food Equity as a priority in our City's Comprehensive Plan and community members identified urban agriculture as one of six main areas to create a healthy and just food system in Charlottesville. This is articulated clearly in the Food Equity Initiative Policy Platform developed to advise council on community centered practices to build food justice.

The enclosed packet of materials, The Power to Grow, outlines the depth of community support, precedent, and justification for such an action.

We urge City Council to express your hearty support for the following recommendations.

Charlottesville Food Equity Initiative
FY24 City Council Recommendations for Action
Recommendation #1: Charlottesville City Council recommends dedicating land in Booker T. Washington Park for an Urban Agriculture Collective farm.
Recommendation #2: Charlottesville City Council asks Parks and Recreation to prioritize a community design for this farm site in the upcoming Parks & Recreation Strategic Plan.
Recommendation #3: Charlottesville City Council recommends explicitly including food equity goals in the City's Strategic Plan in a way that aligns with the City's Comprehensive Plan Chapter 7, Goal 4 and the Food Equity Initiative Policy Platform.

Jeanette Abi-Nader
Cultivate Charlottesville Co-Executive Director
jeanette@cultivatecharlottesville.org

Aleen Carey
Cultivate Charlottesville Co-Executive Director
aleen@cultivatecharlottesville.org

Board of Directors: Karen Waters (Co-Chair), Matt Darring (Co-Chair), Deanna MacDonald (Treasurer), C.L. Bohannon (Secretary), Julia Prince (Philanthropy Chair), Anthony Smith (Governance Chair), Dr. Jeffrey Gander, Bianca Johnson



# Community-led Food Apartheid Solutions on Public Lands in Black and Afro-descendent Communities

From “Food Sovereignty and Environment”, The Wilderness Society | Chapter: Food sovereignty and conservation intersections | Pages 9 and 14 | <https://www.wilderness.org/key-issues/community-led-conservation>

In Black and Afro-Descendent communities, food sovereignty is often associated with the concept of food apartheid. **The term food apartheid describes the political, economic, and racial divisions that have caused widespread food access issues in Black communities.** Food apartheid has its roots in Black land loss, gentrification, segregation, and systemic racism. Lack of food access is a key issue in underserved Black-majority communities, and we saw this reality reflected in our roundtables.

**Public lands can be an important part of the solution to help underserved communities access ecologically sound, healthy, and culturally-appropriate foods.** A common theme in our engagement was the creation of community-led spaces that support sustainable practices and create economic and educational opportunities. Black communities have devised innovative ways to use public lands to combat food apartheid, such as the Well at Oxon Run in Washington, DC and Mudtown Farms in Los Angeles. These inspiring community-led biocultural restoration projects transform neglected public land in underserved areas into hubs that feed communities, provide gathering spaces, and protect crucial wildlife habitat in urban and rural areas.

The systemic issues that cause food apartheid are directly correlated with access to nature and parks priorities of the Urban to Wild program and Rural Communities program. For example, in Los Angeles (and many other cities), the government funds food distribution programs and mandates community organizations to use public parks as food distribution pickup points. **However, the public parks are often scarce, underfunded, and physically distant from at-risk communities.**

Additionally, since the public parks lack capacity and fail to prioritize these food pickups, the food distribution schedule is very irregular. In practice, this means that at-risk community members don't know when they will be able to pick up food at the public parks and must travel long distances to access this food. **Increased access to public parks can be an important part of the solution to food apartheid.**

“Biocultural restoration is the science and practice of restoring not only ecosystems, but also human and cultural relationships to place, such that cultures are strengthened and revitalized alongside the lands with which they are inextricably linked.”

- Center for Native Peoples and the Environment, founded by Dr. Robin Wall Kimmerer<sup>xii</sup>

# Community Engaged Cohorts

Cultivate works with three community engaged cohorts, Youth Food Justice Interns (high school students), Food Justice Apprentices (ages 20-24), and Community Advocates (resident leaders of Charlottesville neighborhoods affected by food inequities). These individuals are the drivers behind the community engaged research presented here.

## 2023 YOUTH FOOD JUSTICE INTERNS



**Food justice means an undivided and unbiased distribution to anyone who breathes of food, water, and open resources.**

**GABRIELA TIM**  
CHARLOTTESVILLE HIGH SCHOOL



**A food justice leader is someone who provides leadership for people who can't produce food on their own and provide local guidance for all.**

**ZAMAR STENNIS**  
CHARLOTTESVILLE HIGH SCHOOL



**A food justice leader is someone who leads by example, helps beginners who want to start gardening, has a major voice, and helps people learn more about food security.**

**NARKADJA BURTON**  
CHARLOTTESVILLE HIGH SCHOOL



**A food justice leader is someone who makes sure everyone around them has access to fresh food especially in need no matter their income.**

**ZAIDAH DHAASI**  
CHARLOTTESVILLE HIGH SCHOOL



**Food justice means that all people have access to healthy food without worry about financial status. It means equity in opportunities for food for all people.**

**GRAHAM SELLMAN**  
CHARLOTTESVILLE HIGH SCHOOL



**Being a food justice leader is taking responsibility to help others who need food and help people understand which food is and isn't good for you.**

**HAIER WAYNE**  
CHARLOTTESVILLE HIGH SCHOOL



**Food justice means that anyone can get the proper nutrients from fresh produce that they need; a food justice leader helps to protect the right to have fulling produce for people of any age, race, or gender.**

**DINE BROWN**  
CHARLOTTESVILLE HIGH SCHOOL



**A food justice leader is someone who helps and supports in the garden.**

**AUBREY FERGUSON**  
CHARLOTTESVILLE HIGH SCHOOL



**A food justice leader is always fair. They help people to access fresh and food and water and create resources to help low-income families.**

**RHONA DHAASI**  
CHARLOTTESVILLE HIGH SCHOOL



**Food justice means fresh food for everyone—that all people have the access to healthy food.**

**ZENAH RICHARDSON**  
CHARLOTTESVILLE HIGH SCHOOL



**A food justice leader is someone who is dedicated and determined to help those without access to fresh and healthy food.**

**AMANDA MCCLURE-GIBNEY**  
CHARLOTTESVILLE HIGH SCHOOL



**Being a food justice leader is having the right to access healthy, and nutritious food with no limitations.**

**ESTHERINA CALLOWAY**  
YOUTH FOOD JUSTICE INTERN LEAD

Cultivate Charlottesville trains future leaders in food equity by mentoring Youth Food Justice Interns during summer months. For 6 weeks, interns spend 20 hours per week in the garden and in discussion groups learning about growing food, food access, food insecurity, and food systems in Charlottesville.

Former Interns have gone on to become active advocates in the food justice movement through presentations to Charlottesville City Council, CCS School Board, and the 2019 Food System Conference in Savannah, GA. Former students have also joined Cultivate Charlottesville staff to continue to play an integral part in the food justice movement.

# Community Advocates & Food Justice Apprentices

<p>“ Being a <b>FOOD JUSTICE LEADER</b> means <b>advocating in collaboration with the community</b> for equitable food access. ”</p> <p><b>LEAN LEON</b> Food Justice Apprentice Lead   City Schoolyard Garden</p>	<p>“ It is powerful to know that over 200 Black farmers and more community members created Booker T. Washington Park as a place of celebration and transformed the history of racism. ”</p> <p><b>BIENTIA TAYLOR</b> Cultivate Team   The Power to Grow</p>	<p>“ Urban agriculture and The Power to Grow means a lot to the community because it provides vegetables like corn and tomatoes and that's very important. It's healthy and leads to growth. ”</p> <p><b>MARY ANDERSON</b> Community Advocate   The Power to Grow</p>	<p>“ The Power to Grow is important, especially to support kids get their best future. In my culture we say, “healthy body, healthy mind” and it starts with kids and fresh food. ”</p> <p><b>FARIDA UBHAROVIA</b> Community Advocate   The Power to Grow</p>
<p>“ The Power to Grow in the garden is my sanctuary. Being a food justice leader is helping to create and implement policies that build equity. ”</p> <p><b>ROSA PARKER</b> Community Advocate   The Power to Grow</p>	<p>“ The Power to Grow is making it so that we can grow a lot of fresh food and that matters! Sharing food makes people happy and gives help to our neighbors. ”</p> <p><b>ROSA KEY</b> Community Advocate   The Power to Grow</p>	<p>“ The Power to Grow is important because urban agriculture will show youth how to garden and help our community have more access to fresh produce. ”</p> <p><b>ASHLEY FREEMAN</b> Community Advocate   The Power to Grow</p>	<p>“ The Power to Grow means see a need, find a partner, empower others, plan a proposal, and <b>SHARE THE HARVEST.</b> ”</p> <p><b>MICHELLE GIBSON</b> Community Advocate Lead   The Power to Grow</p>
<p>“ The Power to Grow is about coming together to create a better future for everyone's sake with food to keep our families fed. ”</p> <p><b>EHRIAHUAL QUEZADA-ROMERO</b> Food Justice Apprentice   Urban Agriculture Collective</p>	<p>“ Having a community garden at Booker T. Washington Park would be influential because it would give members of my community something for future generations to cherish for years to come. ”</p> <p><b>KJ HOWARD</b> Food Justice Apprentice   Food Justice Network</p>	<p>“ The Power to Grow for me means being an ally as I support my community in fighting for equity, power and opportunity. ”</p> <p><b>ANYAH LINBACHER</b> Food Justice Apprentice   City Schoolyard Garden</p>	<p>“ The Power to Grow is very amazing, influential, and impactful. Everyone should be able to experience urban agriculture. It grants freedom, growth, and connection. ”</p> <p><b>CALLISTA BARBOUR</b> Food Justice Apprentice   Integrated Systems</p>
<p>“ The Power to Grow means the power of choice, the power of food, and the power to build healthy and just communities. ”</p> <p><b>RICHARD MORRIS</b> Farmer Sch. Cultivate Team   The Power to Grow</p>	<p>“ The Power to Grow is about roots and having a connection to community, our food, and building equity through community-led urban agriculture. ”</p> <p><b>JEANETTE ARE-RADER</b> Cultivate Team   The Power to Grow</p>	<p>“ The Power to Grow means acknowledging the history of agriculture for people of color in order for an entire community to take back their power and have the resources and opportunity to grow healthy foods. ”</p> <p><b>ALEEN CASEY</b> Cultivate Team   The Power to Grow</p>	<p>At Cultivate Charlottesville we believe that working together to grow gardens, share food and power, and advocate for just systems cultivates a healthy community for all. We are advocating for an urban farm at Booker T. Washington Park to give all neighbors the power to grow!</p>



The Power to Grow campaign for an Urban Agriculture Collective farm at Booker T. Washington Park  
**Twelve Frequently Asked Questions**

**1. What's the purpose?**

*The Power to Grow* is a community engagement, awareness, and policy action campaign in Charlottesville with a goal of securing public space for urban agriculture, primarily led by and for residents of color that have often been marginalized in city land use.

The campaign will provide information about historical inequities in Charlottesville (specifically in regards to the Black experience & Black land loss), engage community in designing a vision for an urban garden in Booker T. Washington Park, and ask city council for an area of Booker T. Washington Park to be dedicated for community-based Urban Agriculture Collective site. This campaign is designed to illuminate the issue of land access and ownership as the foundation for economic and social wellbeing, especially in regards to urban agriculture and the Black Charlottesville community.

**2. Why now?**

This year Urban Agriculture Collective (UAC), a grassroots effort started by residents of public and subsidized housing, will have lost all three foundational farm sites that provided no cost produce to neighbors of up to 17,000 pounds in one season. While UAC is finding ways and spaces to grow, they may not be permanent sites and are not as accessible to the neighbors experiencing food insecurity.

Due to community advocacy in the city - the Charlottesville City Comprehensive plan prioritizes urban agriculture spaces in public areas. Charlottesville Parks & Recreation is gearing up to do a strategic plan and it is timely to have the community recommendation for a farm site at Booker T. Washington Park included in the plan.

Now is the time for The Power to Grow!

**3. Why the site at Booker T. Washington Park?**

Booker T. Washington Park has a long history in the Black community, and it is one of the many spaces in Charlottesville that is being gentrified where Black neighbors no longer feel welcome.

BTW Park holds powerful memories, was once the "Blacks Only" Park, a site of community advocacy, and hosted a horticultural fair with 200 Black grower exhibits. Community members want to restore this space to its legacy. The park is on the bus line and close to the 10th & Page, Westhaven, and Madison, neighborhoods where Urban Agriculture Collective works.

**4. Can the City allow a nonprofit to manage public land?**



Charlottesville Parks & Recreation has a precedent for partnerships with local nonprofits managing city land. Piedmont Botanical Garden has a 40 year lease with the city to care for 11.5 acres at McIntire Park. (McIntire Park was the “Whites Only” Park during segregation.)

Land recently purchased by the city adjacent to Azalea Park has been cared for by the International Rescue Committee New Roots Program and a lease agreement with New Roots is anticipated for that site as well. The YMCA is also a nonprofit operating on public land at McIntire Park.

**5. Why would the city partner with Cultivate Charlottesville?**

Cultivate Charlottesville has been partnering with the City to grow gardens and farm sites since 2007 through the Urban Agriculture Collective and City Schoolyard Garden programs. These programs harvest around 10,000 pounds of fresh produce each year to share with community members facing food insecurity, at no cost. Cultivate also hosts youth experiential learning in the gardens and centers community leadership through community engagement cohorts of interns, apprentices, and advocates.

The Power to Grow UAC Farm Site at Booker T. Washington Park will build on this sixteen year and trusted partnership.

**6. What are the numbers? How much land will be used? How much produce will be grown? How many people will be affected?**

Specific plans about site location in the park, site size, and site design will be determined in partnership with the Parks & Recreation Strategic Plan and will include significant community feedback.

We anticipate being able to grow at least 5,000 pounds of produce on each quarter acre plot. The produce will continue to be shared at no cost community markets hosted in partnership with Charlottesville Redevelopment and Housing Authority and Piedmont Housing Alliance. Our previous farm site at Kindlewood reached from 300–500 families each year.

**7. If the land was previously a dump site, how will you make sure it is safe to grow food there?**

Cultivate brings significant resources and partnerships to test and if needed, remediate the soil; they will work with the city as well as organizations such as Piedmont Master Gardeners and private companies to make the soil healthy. Ensuring the viability of the land before any project implementation is a priority. In this way, The Power to Grow campaign aims to give the land a new life, following previous generations who celebrated and enjoyed the park.

**8. What would we have to give up to have an urban agriculture site there?**

Cultivate and partners at UVA Sustainable Food Coalition, UVA Global Studies, and Trinity Episcopal Church are in the process of doing an observational assessment of how the site is currently being



used. Analysis of sports leagues and other potential uses will be conducted to ensure the best use of space across Charlottesville residents.

Based on this study and additional research through the Parks & Rec strategic planning process a site will be chosen to ensure use for growing and community engagement for a greater percent of the time.

**9. Who will be responsible for clearing waste and paying utilities?**

The City of Charlottesville has several contracts, agreements, and leases with partners that outline the use, care, and maintenance of public space. While each site has different guidelines, partners work with the city to ensure the land is managed with care and for sustainability. Cultivate anticipates being responsible for the majority of fundraising for site implementation.

**10. Vandalism because it exposed with no houses around it**

Cultivate has experienced minimal vandalism in their urban agriculture sites from neighbors although groundhogs and other animals will sometimes have a field day in the smorgasbord of the gardens.

Cultivate Charlottesville staff are skilled in how to deter pests and will apply lessons learned from other gardens. In the same way that the city cleared the invasive plants with goats to increase biodiversity, the garden will work to create a diverse ecosystem, using organic growing methods.

**11. Why have public land use that may not benefit all Charlottesville residents?**

Yes, it is true that the UAC Community Markets are specifically for residents facing food insecurity, and the goal of The Power to Grow campaign is to bring back the dynamic community of neighbors that helped to build the park, during and after segregation. This, however, is not uncommon for public parks. Sports playing fields need to be reserved. Not everyone in the community plays or can afford to play golf. The YMCA is member only access. The IRC New Roots site focuses on refugee families.

Use of a small section of Booker T. Washington Park for an Urban Agriculture Collective farm site falls in line with those uses, and in many ways brings equity to how space in Charlottesville is accessed. This is especially true with the pressures of development that are out of reach of many Charlottesville residents.

**12. How can I get involved in supporting an Urban Agriculture Site at Booker T. Washington Park?**

If you'd like to support an Urban Agriculture Site at Booker T. Washington Park you can: Sign the petition to show council your support; Donate to Cultivate and indicate Power to Grow in the subject line; Send an email to City Council expressing your support; or join Cultivate at their presentation to Council on Monday, September 18th during the 4:00pm meeting.

# History of the Land: Booker T. Washington Park

1001 Preston Ave, Charlottesville, VA 22903

## A HISTORY OF INJUSTICE

The history of Booker T. Washington park reflects the deeply racist history of Charlottesville and the surrounding land. This underscores the pervasive legacies of colonization, systemic racism, white supremacy, and racial injustice that have historically and continuously affected Black people, Indigenous people, and other people of color. To truly acknowledge the history of the land, we must first recognize the original stewards of the land, the Siouan tribes of the Monacan and Manahoac Indigenous nations, who were forcibly displaced by European colonizers in the 1500s (Cultivate Charlottesville, The Land We're On). The system of violence and control enacted by white European settler colonization laid the foundation for the institution of slavery and the Atlantic Slave Trade.

Booker T. Washington Park lies on land that played a role in racist systems of harm and injustice as part of John H. Craven's 400-acre Rose Hill Plantation, perpetuating the institution of slavery and the forced, stolen labor of enslaved African people (The City As a Park, 98). As one of the large farms in the area, John H. Craven purchased the plantation in 1820 after coming to Albemarle County to manage Thomas Jefferson's Tufton Farm in 1800. While working at Tufton, Craven leased five hundred acres and forty-five enslaved individuals (Founders Online, National Archives). By 1821, Craven owned up to 1500 acres of land in Albemarle County including the Rose Hill estate, named and built for William Wirt, and a portion of the Pen Park plantation. The Rose Hill estate was razed in 1933 but was located on current day Westwood Road, off Rose Hill Drive in Charlottesville (Edward K. Lay Papers, UVA Special Collections; Founders Online, National Archives; Monticello, Neighboring Homes & Families).



*Image 1: Rose Hill Estate (Edward K. Lay Papers, UVA Special Collections, 1930)*

The 2020 Pen Park Cemetery Survey, conducted by archaeologists on behalf of Charlottesville City Council, revealed that the Craven family owned and occupied the 400-acre Pen Park plantation from 1819 to 1845. Records from the U.S. Census between 1820 and 1840 showed that John H. Craven enslaved between 44 and 53 African Americans, and tax records from 1830 indicated that he was taxed for 37 enslaved individuals. John H. Craven and his descendants were buried on the property. During the cemetery survey, archaeologists discovered 43 unmarked graves on the Pen Park property. This area has been confirmed as burial grounds of African Americans who were enslaved by the Cravens and other families

who owned the property and potentially African American employees after slavery was abolished (Pen Park Cemetery Survey, 2020).



Image 2: Washington Park Map (Stowekeller, History of the Land)

After the Civil War and the abolition of slavery, wealthy white landowners such as the Cravens found they could not sustain ownership and production on such vast properties without enslaved labor. Real estate developers divided and sold the land for residential and industrial uses to companies such as Charlottesville Industrial and Land Improvement Company (The City As a Park, 98). The Cravens continued to own 35 acres around the Rose Hill plantation estate. In 1867, a total of 75 acres were taken from the Rose Hill plantation and divided into 23 lots along the Preston Avenue corridor. This included the upper portion of land previously known as “Kelleytown” and “Tinsleytown,” which, by the 1900s, would become neighborhoods for newly emancipated African Americans in Charlottesville (The City As a Park, 1998; Rose Hill Neighborhood Survey, 2017). The Rose Hill neighborhood was once part of the

Rose Hill plantation’s land (Rose Hill Neighborhood Survey, 2017). Another more southern portion, “the Grove lot,” remained in the Craven family until 1904, when the land was bought and sold to the City by James Hayden (From Private Privilege to Public Place, 1998). The Grove Lot was known as the “Pest House property” in the early 1900s, when the Scarlet Fever epidemic swept through the community. The site was proposed as a shelter to host people with contagious diseases (The City As a Park, 98; Stowekeller Timeline 2001). In 1916, the City of Charlottesville annexed 1,676 acres of county land, including what would become Booker T. Washington Park and the Rose Hill Neighborhood (From Private Privilege to Public Place, 1998; Rose Hill Neighborhood Survey, 2017).

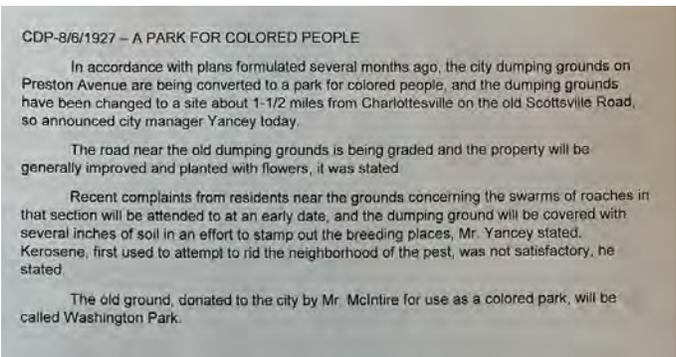


Image 3: Daily Progress Article 8/6/1927

As noted in a 1927 Daily Progress announcement, the Grove lot was also utilized as a dump site: “the city dumping grounds on Preston Avenue are being converted to a park” for African-American people (Albemarle Charlottesville Historical Society Daily Progress 1927; Stowekeller).

In 1926, Paul Goodloe McIntire purchased 9.25 acres of the former plantation, including the Grove Lot, from the City of Charlottesville and donated the land back to the City as “a public park and playground” for the African-American community (The City As a Park, 98). **Booker T. Washington Park was designated as the first recreational space for Charlottesville’s Black community.** In that same year, McIntire donated 92 acres of land to the City for the development of another park, which was intended exclusively for use by white people. This park came to be known as McIntire Park. Newspaper headlines referring to McIntire and Booker T. Washington park read: “One for White and One for Colored,” reinforcing the unjust segregationist “separate but equal” policies of the time established by Plessy vs. Ferguson (From Private Privilege to Public Place, 1998). In the years prior, McIntire donated Lee Park (1917), Jackson Park (1919), and Belmont Park (1921), making up Charlottesville’s initial parks reserved for white people’s use only (The City As a Park, 98). McIntire was also responsible for funding a multitude of racist statues (Robert E. Lee, Thomas Stonewall Jackson, George Rogers Clark, and Lewis and Clark). These statues were rightfully taken down on July 10 and 11, 2021, thanks to the determined activism and advocacy efforts led by Charlottesville’s Black community.

## A HISTORY OF RECLAMATION

*Image 4: Survey of Washington Park showing the future of “The Barn” and tennis courts. Dated 1926. (The City As a Park, 1998 from Albemarle Charlottesville Historical Society)*



Central to Booker T. Washington Park’s history, the African-American community played a key role in transforming the land from a history of injustice to a history of reclamation. As Black folks navigated the unjust system of segregation, the ‘Colored Recreation Board’ was established in early 1934, ushering in a wave of renovations and improvements to the park (From Private Privilege to Public Place, 1998). The Black-led Recreation Board began attending the all-white Recreation Board meetings. Key leaders included Chairman Jerome Brooks, Vice Chairman Thomas Inge of Inge grocery store, and Secretary Rev William R. Strossner, Pastor of Mt Zion Baptist Church, Mrs. W. R. Strossner and Mrs. Minnie Tonsler (From Private Privilege to Public Place, 1998; UVA Special Collections

Parks and Recreation Papers, 1962).

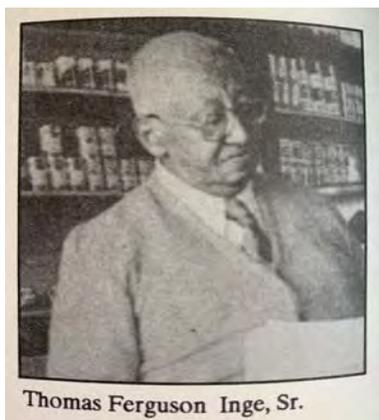
By the end of 1934, the “Colored Recreation Board” had fundraised and completed development of “The Barn” on the park property, despite the City’s unfair denial of the privilege to use the city armory for fundraising purposes, while simultaneously granting the privilege to the all-white Recreation Board

(From *Private Privilege to Public Place*, 1998). “The Barn” served a key role for the Black community, including a basketball gymnasium, music venue and meeting place (*City as a Park*, 98). Significant Park improvements led by Black community leaders were accomplished “at a time when no more than five percent of these facilities were designated for Black use nation-wide” (*From Private Privilege to Public Place*, 1998). Civic and athletic groups such as the Garden Club, the “Colored Elks” and the “Colored Mothers Club” contributed to the improvements of the park. In 1944, the park hosted a Victory Garden Exhibit showcasing over 200 exhibits of flowers, vegetables, fruits and canned goods created by Black gardeners and farmers (UVA Special Collections, Parks and Rec Papers).

Additionally, Parks and Recreation staff, directors and supervisors played an important role in shaping the early years of Booker T. Washington Park. The folks involved, according to UVA Special Collections Parks & Rec Papers during the years 1944–1956, included: Verna Gordon (playground Director 1950; pool supervisor 1956), Ada Goffney (wading pool supervisor 1952; pool supervisor 1956), Elizabeth Harrison (pool supervisor 1956), Margaret Stroud (park worker 1956; Black Recreation Director 1957), Geneva K Watson (Black Recreation Director 1947–56), Virginia Bell (park worker 1956), Clara Johnson (park worker 1956), Freddie Murray (park worker 1956), Maude Fortune (Recreation Dept staff 1944; Director of Recreation at Washington Park), Ann Brown (wading pool supervisor 1952), Viola Robinson (wading pool supervisor 1952), Richard Eubanks (sports director 1952), Mary Blakey (arts & crafts 1952), Kate Christian (Washington Park supervisor 1949), Andrew Arnold (sports director 1949), and Fredina Payne (Director at Washington park).

*“From Porch Swings to Patios: An Oral History of Charlottesville’s Neighborhoods 1914 to 1984”*

documents residents’ reflections of their time growing up in Charlottesville’s neighborhoods and their memories of Booker T. Washington Park. Ella Baylor, who grew up in “Kelleytown” and was “sharply aware of the needs of the Black community,” recalls: “Important to the community is Washington Park. Mr. McIntire gave the park to the Black people” (*From Porch Swings to Patios*, 44).



**Thomas Ferguson Inge, Sr.**

*Image 5: Photo of Thomas Ferguson Inge, Sr. (From Porch Swings to Patios, p48)*

Thomas Ferguson Inge, Sr. received the Inge grocery store on 4th St NW & West Main Street in Vinegar Hill from his father. He recalls growing up with Booker T. Washington coming to visit and staying with his family above the store due to “the absence of public boarding accommodations in Charlottesville” for Black people. Mr. Inge reflects on McIntire’s park donation: “he bought the old city dump which was to be improved for the Black people to use. He and my father decided it would be called Booker T. Washington Park, but the city ended up naming it after George Washington. Maybe that was because of George Washington Carver, I don’t know. That’s unwritten history” (*From Porch Swings to Patios*, 48–49).

A 1927 Daily Progress article declared: “the old ground [...]will be called Washington Park.” The “City as a Park” account references an informal City record that claimed the park to be named after Booker T. Washington and cited the name being in use by 1930 (The City As a Park, 98).

Karen Waters-Wicks recalls that “Virginia Daugherty questioned whether it should be named for Booker T. Washington in the late ‘80s, early ‘90s,” and it was officially renamed in 2001 at the African-American Cultural Arts Festival (Waters-Wicks; Stowekeller). The City record from August 20, 2001 reads: “Be it resolved by the Council of the City of Charlottesville that the City park known as ‘Washington Park’ on Preston Avenue is hereby formally renamed ‘Booker T. Washington Park’ in honor of the renowned African-American educator, philosopher, and social scientist.”

Image 6: Quote from Linwood Chisolm (The Daily Progress, 1998)

Booker T. Washington Park has experienced various phases of park improvement, due in large part to Charlottesville’s African-American community that lived nearby and advocated for necessary improvement to the park, especially during the years of segregation and the years beyond. In a 1998 Daily Progress article, Linwood “Chuck” Chisolm, a Charlottesville native states, “Everything that we had to do in the Black community, we did at Washington Park” (Albemarle Charlottesville Historical Society).

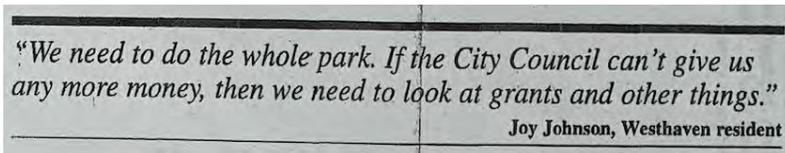
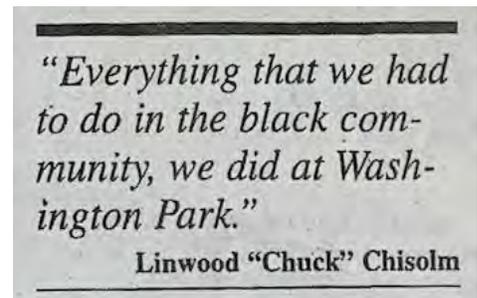


Image 7: Quote from Joy Johnson (The Daily Progress, 1997)

In a 1997 Daily Progress article, community advocate and resident Joy Johnson was quoted advocating for necessary renovation and investment in Booker T. Washington Park, “We need to do the whole park. If the City Council can’t give us any more money, then we need to look at grants and other things” (Daily Progress, 1997, Albemarle-Charlottesville Historical Society).

At two different phases, in 1968 and 1998 pool construction marked two key milestones for Booker T. Washington Park. During these renovations, poisonous remnants from the old dump site resurfaced (Stowekeller). In 1999, Partners for Washington Park group set out to highlight the history of Booker T. Washington Park and raise funds for additional improvements (Albemarle-Charlottesville Historical Society). In an interview, Karen Waters-Wicks reflected on the importance of the pool’s development for the community and how the pool usage has begun to shift from a recreational amenity for the Black community to a swim team that is increasingly attracting white people’s attendance (Waters-Wicks, 2021).

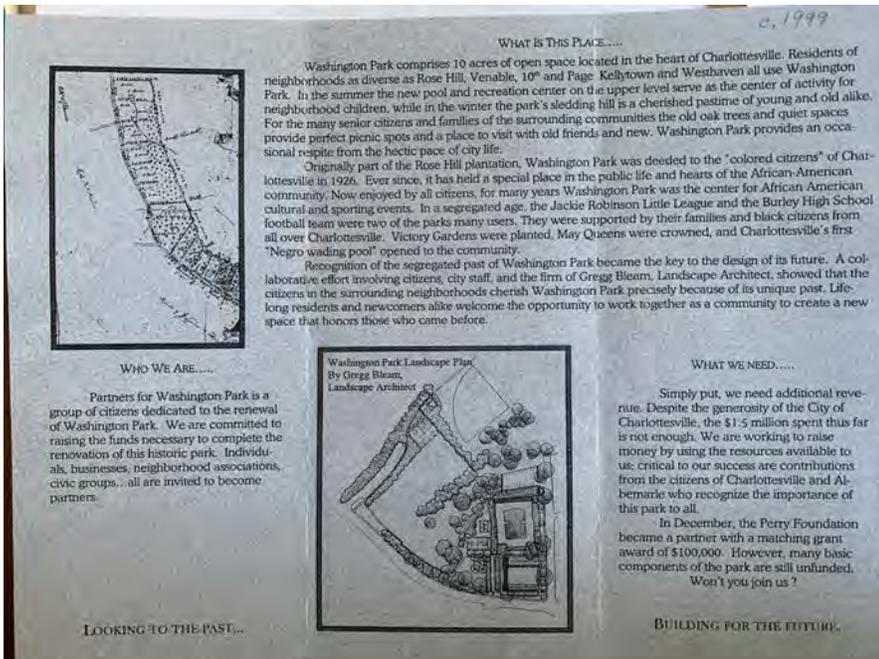


Image 8: *Partners for Washington Park Brochure, Albemarle-Charlottesville Historical Society, 1999*)

Booker T. Washington Park's history informs our understanding of past injustices that continue to impact present-day inequities for the Black community in Charlottesville. As we acknowledge the history of injustice on the land and honor the African-Americans who made Booker T. Washington Park what it is today, we continue the work to build racial equity across the Charlottesville community.

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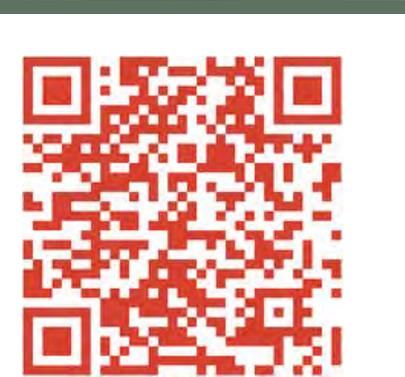


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**Would you like to see an  
 Urban Agriculture Collective  
 farm at  
 Booker T. Washington Park?**



**We want to  
 hear from you!**  
 use this QR code  
 to complete a  
 survey about a  
 potential urban  
 farm at  
 Washington Park



# Urban Agriculture Collective Farming in Charlottesville

Urban Agriculture Collective (UAC) began as a resident-led community farm behind the Friendship Court apartments. UAC is now one of the programs of Cultivate Charlottesville, along with City Schoolyard Garden and Food Justice Network.

Since 2007, UAC Farm has grown and shared up to 17,000 pounds of fresh organic produce annually. UAC has:

- Hosted weekly Market Days with over 300 families
- Launched new plots at 6th St., South 1st St., and on West St.
- Shared fresh foods from fruit tree and berry orchards to fresh spring greens and fall sweet potatoes

Residents supported the farm in different ways by:

- Sharing labor in the fields
- Leading Community Market Days.
- Delivering produce door-to-door to homebound neighbors
- Offering guidance as board members and community advisors

In recent years, UAC began losing access to multiple farm plots, to housing necessary redevelopment. Without long-term access to urban land, thousands of pounds of food will be lost and hundreds of families affected.



# The Power to Grow

## Looking Back to Grow Forward

Charlottesville's Booker T. Washington Park has a legacy as a thriving hub of the African-American community.

For decades, Black Charlottesville residents played a key role in transforming the land from a history of injustice to a history of reclamation.

In 1944, for example, the park hosted a Victory Garden Exhibit showcasing over 200 displays of flowers, vegetables, fruits, and canned goods created by Black gardeners and farmers.

## Want to get involved?

Let's come together to build an urban farm, bring back land lost, and move food justice forward!

We want to hear from you!

- Complete the survey through the QR code or at [www.cultivatecharlottesville.org](http://www.cultivatecharlottesville.org).
- Access UAC produce at a Market Day beginning in June with days, times, and locations here: <https://cultivatecharlottesville.org/urban-agriculture-collective/>
- Participate in planning through paid community circles. Sign up with Quentia

[quentia@cultivatecharlottesville.org](mailto:quentia@cultivatecharlottesville.org)



Photo Courtesy of City of Charlottesville Parks Division from the Collection of Nan Crow

## Looking Back to Grow Forward

Charlottesville's Booker T. Washington Park has a legacy as a thriving hub of the African American community. For decades, Black Charlottesville residents played a key role in transforming the land from a history of injustice to a history of reclamation. Let's come together to build an urban farm, bring back land lost, and move food justice forward!



### Vision for an Urban Agriculture Collective Farm at Booker T. Washington Park

When asked about potential benefits, residents said they believe a UAC Farm in Booker T. Washington Park, would:



**BUILD COMMUNITY & INTERGENERATIONAL CONNECTIONS**



**INCREASE LAND EQUITY**



**INCREASE ACCESSIBILITY TO FRESH PRODUCE**



**CULTIVATE FOOD EQUITY**



**PROVIDE OPPORTUNITIES FOR LEARNING -YOUTH & ADULTS**



**INCREASE GARDENING & CONNECTION TO NATURE**



**CELEBRATE CULTURE & SELF-DETERMINATION**

## SIGN THE PETITION

1. Stand in support of an Urban Agriculture Collective farm site at BTW Park.
2. Stand in support of increased urban agriculture land, especially for residents facing food insecurity.
3. Stand in support of including Food Equity Goals in the City Strategic Plan.



# The Power to Grow

## Resident Survey Results\_May-June 2023

344

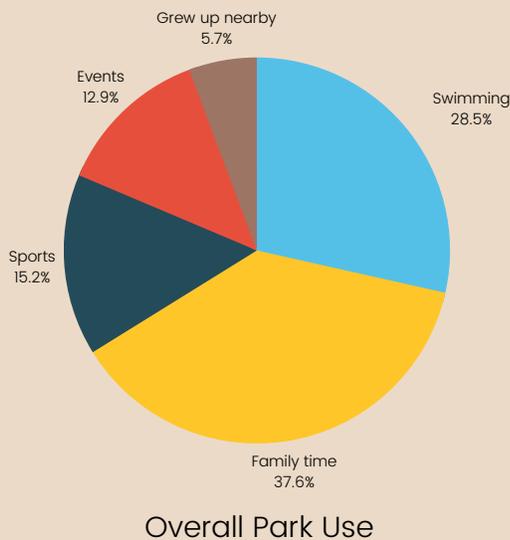
Total Surveys

299

Total Residents

6

Neighborhoods

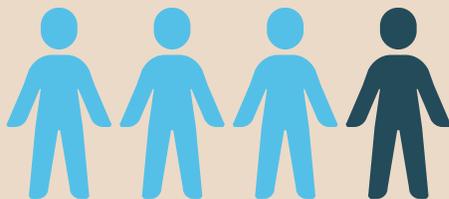


### 95% OF THOSE SURVEYED WERE FAMILIAR WITH WASHINGTON PARK

Nearly all residents surveyed reported spending time at the park, whether as a child growing up in Charlottesville or with their own children and grandchildren. Booker T. Washington Park continues to be used by many individuals for swimming, festivals, cookouts, sports, and spending time with family.

## Food Accessibility In Charlottesville

Do you believe there are fair and reasonably priced fruits and vegetables that everyone in Charlottesville can access?



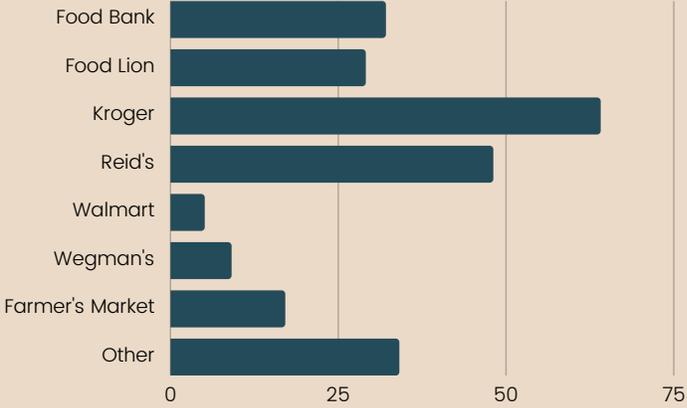
3 in 4 residents do not believe that fresh produce is accessible to everyone in Charlottesville.

74% of residents surveyed said "No, fresh produce is not accessible to everyone in Charlottesville."  
26% of residents surveyed said "Yes, fresh produce is accessible to everyone in Charlottesville."

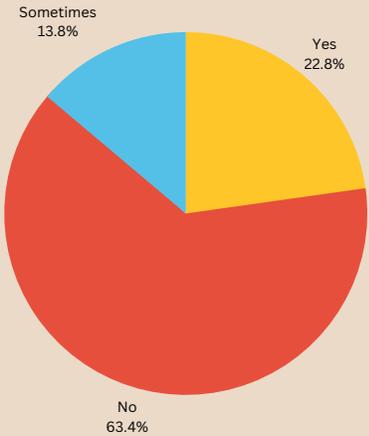
"[AN URBAN FARM AT BOOKER T. WASHINGTON PARK] WOULD GET PEOPLE HEALTHY FOOD AND GET PEOPLE TO COME TOGETHER AS A COMMUNITY." Rose Hill Resident

**Where do you get your fresh produce?**

The majority of those surveyed said that they get their produce from Kroger or Reid's. While Reid's is a more central shopping option, it offers a limited selection of fresh produce. Kroger, meanwhile, is 1.5 - 4 miles away from the neighborhoods surveyed.



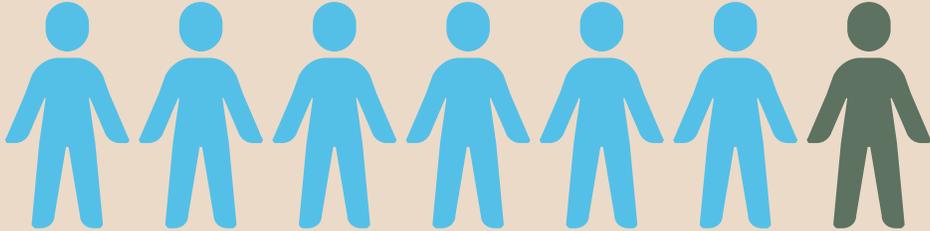
**Do you face challenges in getting fresh produce?**



Surveyed individuals reported only some challenges in getting fresh produce. 23% of individuals said they have some trouble but the majority (63%) stating that they did not face regular challenges.

20% of those facing challenges in acquiring fresh produce specifically mentioned issues with transportation or the cost of produce.

**6 IN 7 OF THOSE SURVEYED SUPPORT THE DISTRIBUTION OF FRESH AND FREE PRODUCE TO THE RESIDENTS OF PUBLIC AND AFFORDABLE HOUSING.**

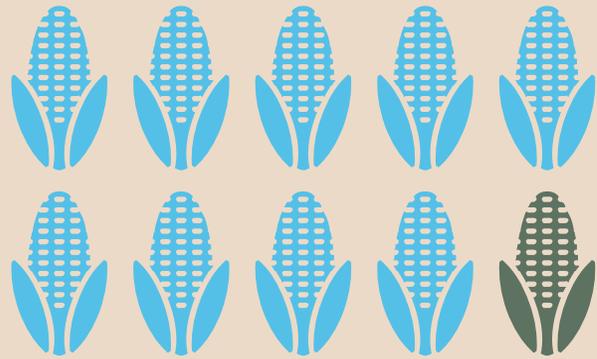


95% answered "Yes" when asked about distributing fresh and free produce to these Charlottesville neighborhoods. Only 4% said that they did not support this distribution..

# An Urban Agriculture Collective farm in Booker T. Washington Park

# 93%

Believe a UAC farm in Washington Park would benefit the community.



When asked about potential benefits, residents said that they believed a UAC farm in Washington Park would:



INCREASE ACCESSIBILITY TO FRESH PRODUCE



TEACH PEOPLE HOW TO GROW THEIR OWN FOOD



ENCOURAGE COMMUNITY GATHERING



PROVIDE OPPORTUNITIES FOR YOUTH TO LEARN



CREATE A SPACE FOR VOLUNTEERISM



EMPOWER BLACK AND BROWN FOLKS

**WHEN ASKED ABOUT CONCERNS ABOUT PUTTING A UAC FARM SITE IN WASHINGTON PARK, 93% STATED THAT THEY HAD NO CONCERNS.**

**Of those who did have concerns:**

- 6 individuals mentioned vandalism
- 2 expressed concern about loss of park amenities
- 3 were worried about wildlife eating produce
- 5 answered "Yes" with not further explanation.

These results are from accumulated surveys conducted by Cultivate Charlottesville from May 2023 to June 2023.

# Survey Methods & Key Findings

## PURPOSE

The intention of the "Power to Grow" survey is to determine whether the local community supports the addition of Urban Agriculture Collective (UAC) farm in Booker T. Washington Park. This survey is also intended to demonstrate whether there is a need for an urban farm to create additional food access in order to present a case to Charlottesville City Council.

## METHODS

The majority of surveys were conducted door-to-door by Cultivate Charlottesville Community Advocates from May to June 2023. Neighborhoods surveyed include: Rose Hill, 10th & Page, Venable, Westhaven, Friendship Court, and 6th Street. Additional survey data was collected at UAC Market Days, The Jefferson School Juneteenth celebration, and a few online surveys.

## KEY FINDINGS

- **The majority of those surveyed believe that fresh produce is not accessible to all Charlottesville residents.**
- **Most residents did not experience challenges in getting fresh produce.**
  - Some residents did mention that quality and quantity of produce could be limited due to prohibitive factors such as limit of federal assistance, high cost, lack of transportation, and limited selection in small markets such as Reid's.
- **The majority of residents support free and fresh produce to residents of public and affordable housing.**
- **The majority of residents believe that an Urban Agriculture Collective farm at Washington Park would benefit their community.**

## GLOSSARY

**Cultivate Charlottesville** is a non-profit in Charlottesville that is committed to building an equitable and sustainable food system. This work is done through programs that provide garden-based and experiential learning, amplify community leaders, and advocate for food justice.

**Urban Agriculture Collective (UAC)** is a program of Cultivate Charlottesville that focuses its programming on providing produce at no-cost to residents of public and affordable housing. UAC operates three urban farm plots in the city at West Street, 6th Street, and CATEC.

**The Power to Grow** is part of a multi-organizational effort laid out in the Food Equity Initiative to make sure that residents of housing redevelopments have access to fresh produce.

**Community Advocates** are a cohort of community leaders that work with Cultivate Charlottesville to strengthen their advocacy skills and ensure that community voice is centered in this work.



# Community Vision

WHAT IS YOUR VISION FOR AN URBAN AGRICULTURE COLLECTIVE FARM AT BOOKER T. WASHINGTON PARK

## Roundtable Overview

102

Participants

Participants included grassroots community members, non profit partners, city department staff, and Food Justice Network staff and partners.

125

Comments

Notes were taken on key points of agreement at each table and recorded on newsprint by staff at each table.

8

Roundtables

Roundtables were encouraged to explore their vision for an urban farm site at Booker T. Washington Park - any concerns or benefits.

# Vision for an Urban Agriculture Collective Farm at Booker T. Washington Park

When asked about potential benefits, residents said they believe a UAC Farm in Booker T. Washington Park, would:



**BUILD COMMUNITY & INTERGENERATIONAL CONNECTIONS**



**INCREASE LAND EQUITY**



**INCREASE ACCESSIBILITY TO FRESH PRODUCE**



**CULTIVATE FOOD EQUITY**



**PROVIDE OPPORTUNITIES FOR LEARNING -YOUTH & ADULTS**

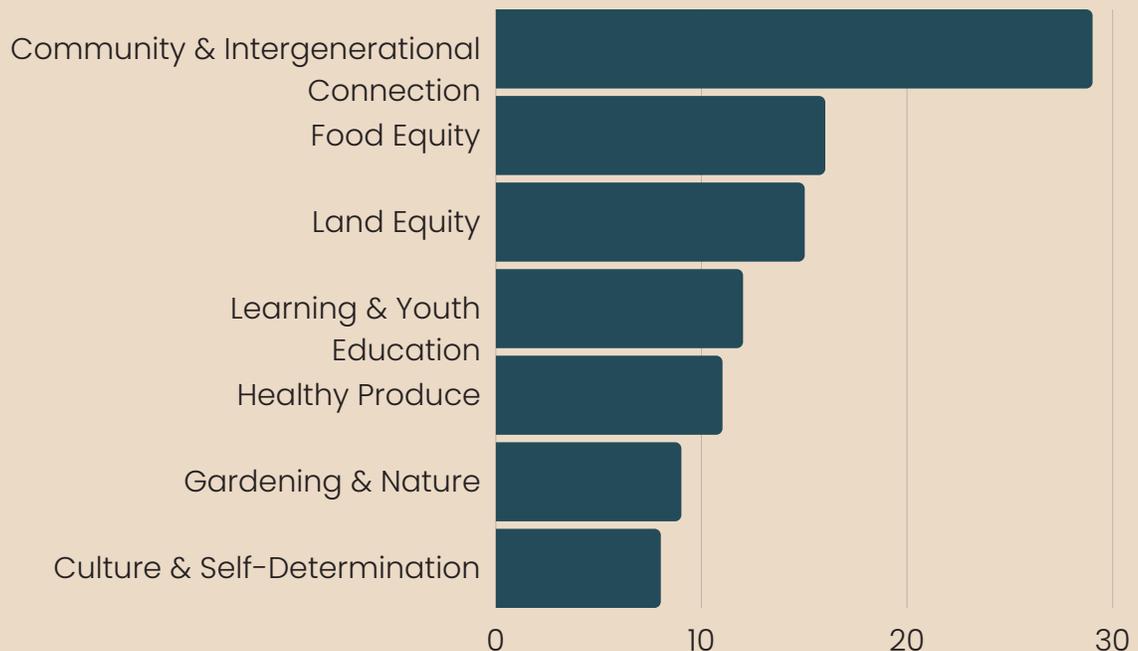


**INCREASE GARDENING & CONNECTION TO NATURE**



**CELEBRATE CULTURE & SELF-DETERMINATION**

## COMMUNITY VISION FOR AN URBAN AGRICULTURE COLLECTIVE FARM AT BOOKER T. WASHINGTON PARK



# Community & Intergenerational Connection

- 1 Community coming together around the table to build health and be in nature.
- 2 Chance to build something here and for community members to build on BTW Park legacy.
- 3 Bring families together across generations and build community unity.
- 4 The opportunity to teach the benefits of a community coming together for a common good.



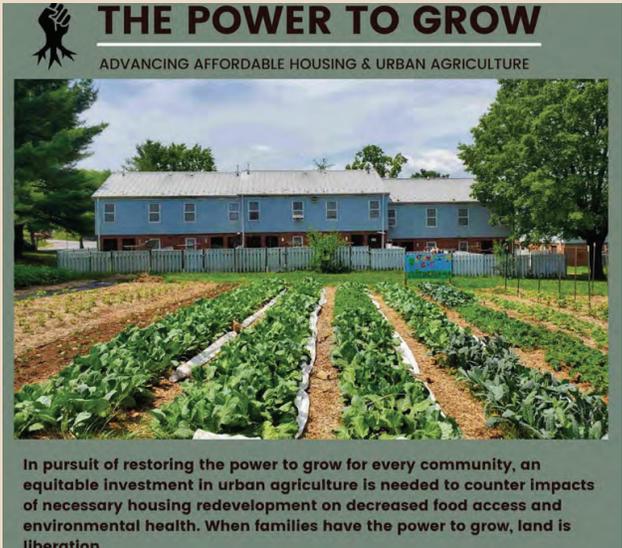
# Food Equity Systems Change

- 1 In the Black Community our heritage includes this tradition of food sovereignty.
- 2 Addressing Barriers to Good Health: transportation to grocery stores, walkability, accessibility.
- 3 There aren't many grocery stores in the area. A garden would provide access to healthy, fresh produce.
- 4 Make visible the story of enslaved people's gardening traditions of and knowledge (i.e. hair braiding to carry seeds across Atlantic).



# Land Equity & BTW Park History

- 1 Land-based connection in face of gentrification and development.
- 2 It could provide a place for community discussions about the history of land loss for Black farmers.
- 3 I am most inspired by the history and idea of a farm that could tie to the past. Those who helped develop the park- to combine that legacy with today.
- 4 It would be good to partner with Parks & Rec to use public land for public good, especially for Black and brown neighbors.



# Learning & Youth Education

- 1 The opportunity to teach the youth about nutrition and healthy eating.
- 2 Regain lost knowledge about correct harvesting, processing of plants.
- 3 Exposure and education about what growing food looks like.
- 4 Opportunities to learn how to preserve the surplus.



# Increased Access to Healthy Produce

- 1 Access in the center of the city to fresh food.
- 2 There aren't many grocery stores in the area. A garden would provide access to healthy, fresh produce.
- 3 We could have fruit trees and berries and bring back some of the perennials that were at Kindlewood.
- 4 Jefferson School was where we went to school - they had good food - mashed potatoes and string beans, meat loaf, all made from scratch.



# Gardening & Nature Connection

- 1 My uncle had the most beautiful garden - vegetables, apple, pears, and cherry trees. Everyone would come and he would give something from the garden to each person.
- 2 If you can work in the same dirt together - the garden can be freedom. Nature can heal.
- 3 Starting from scratch and building the soil.
- 4 Building climate resilience by creating a farm at BTW Park.



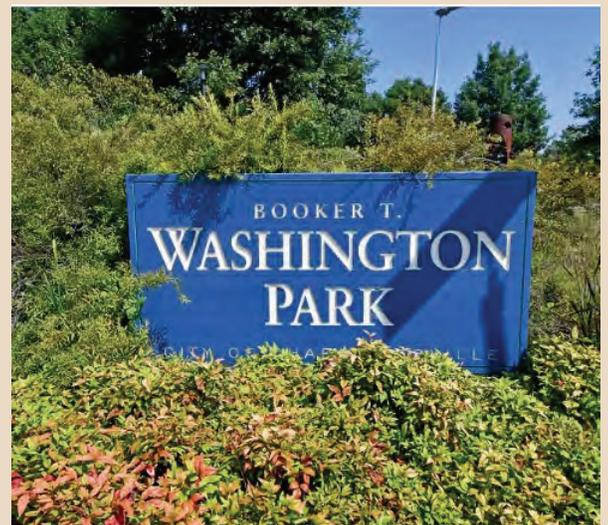
# Culture & Self-Determination

- 1 Intergenerational community - power of providing for oneself, self-determination
- 2 Garden as facilitator of community conversations, organizing, networking and cultural celebrations.
- 3 Self-determination around which crops are planted and shared at no cost community markets.



# Survey Highlights

- 1 74% said that fresh produce is not accessible to all Charlottesville residents
- 2 23% of residents did experience challenges in getting fresh produce.
- 3 95% support free and fresh produce to residents of public and affordable housing.
- 4 93% believe that an Urban Agriculture Collective farm at Washington Park would benefit their community.





" [AN URBAN FARM AT BOOKER T. WASHINGTON PARK ]  
WOULD GET PEOPLE HEALTHY FOOD AND GET PEOPLE  
TO COME TOGETHER AS A COMMUNITY."

Rose Hill Resident

**CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA**



<b>Agenda Date:</b>	September 18, 2023
<b>Action Required:</b>	None
<b>Presenter:</b>	John Saales, Executive Director, CRHA, dr. Gina Merritt, Consultant
<b>Staff Contacts:</b>	John Sales Executive Director CRHA Gina Merritt Consultant Alex Ikefuna Director Office of Community Solutions
<b>Title:</b>	<b>Charlottesville Redevelopment and Housing Authority Sustainability Plan</b>

**Background**

A couple of years ago, the Charlottesville Redevelopment and Housing Authority (CRHA) initiated a Sustainability Study of its facilities. The study is designed to ensure that CRHA is financially sustainable and has the capacity to deal with the planning and wholesale redevelopment initiatives.

**Discussion**

In 2022, as part of the study, CRHA retained the services of Northern Real Estate Urban Ventures (NREUV). The study includes physical conditions assessment of CRHA's properties, market analysis, best practice research, road map, conceptual designs, and redevelopment strategy.

**Alignment with City Council's Vision and Strategic Plan**

The Sustainability Plan supports the City Council's adopted 2023 Strategic Plan, aligns with the 2021 Affordable Housing Plan, and provisions in the Comprehensive Plan.

**Community Engagement**

CRHA has been engaging its residents in the redevelopment planning process as well as the development of this Sustainability Plan.

**Budgetary Impact**

This item does not require any additional funding from the city budget.

**Recommendation**

Staff recommends that the City Council receive the Sustainability Plan.

### **Alternatives**

This is a report and City Council could choose not to accept the plan, which may impact financial support for CRHA's redevelopment initiatives.

### **Attachments**

1. CRHA Presentation 0918



AUGUST 2023



# SUSTAINABILITY STUDY

2023 CRHA SUSTAINABILITY STUDY



Presented To  
CRHA

# OBJECTIVE

## the study

- Northern Real Estate Urban Ventures, LLC (NREUV) was engaged by the Charlottesville Housing and Redevelopment Authority (CRHA) to perform a Sustainability Study.
- The Study aims to demonstrate the ability of CRHA to be a sustainable organization
- Our evaluation is documented in this report where the results are summarized below



# study timeline

- Evaluate Current Physical Property Condition
- Perform Market Research
- Develop Conceptual Plans
- Research and Produce Case Studies
- Develop Road Map
- Formulate Redevelopment Strategy
- Sustainability Plan
  - Includes redeveloping and repositioning specific assets through partnerships
  - Includes low-density assets through its capital improvement program
  - Increases its revenue through sale of assets, developer fees, and increased cash flow (from properties and fees related to increased voucher support)

SECTION I    SECTION II    SECTION III    SECTION III

Evaluate Current  
Physical Property  
Condition

Perform Market  
Research

Develop  
Conceptual Plans

Research and  
Produce Case  
Studies



SECTION IV    SECTION V    SECTION VI

Develop Road  
Map

Formulate  
Redevelopment  
Strategy

Sustainability  
Plan



# TABLE OF CONTENTS

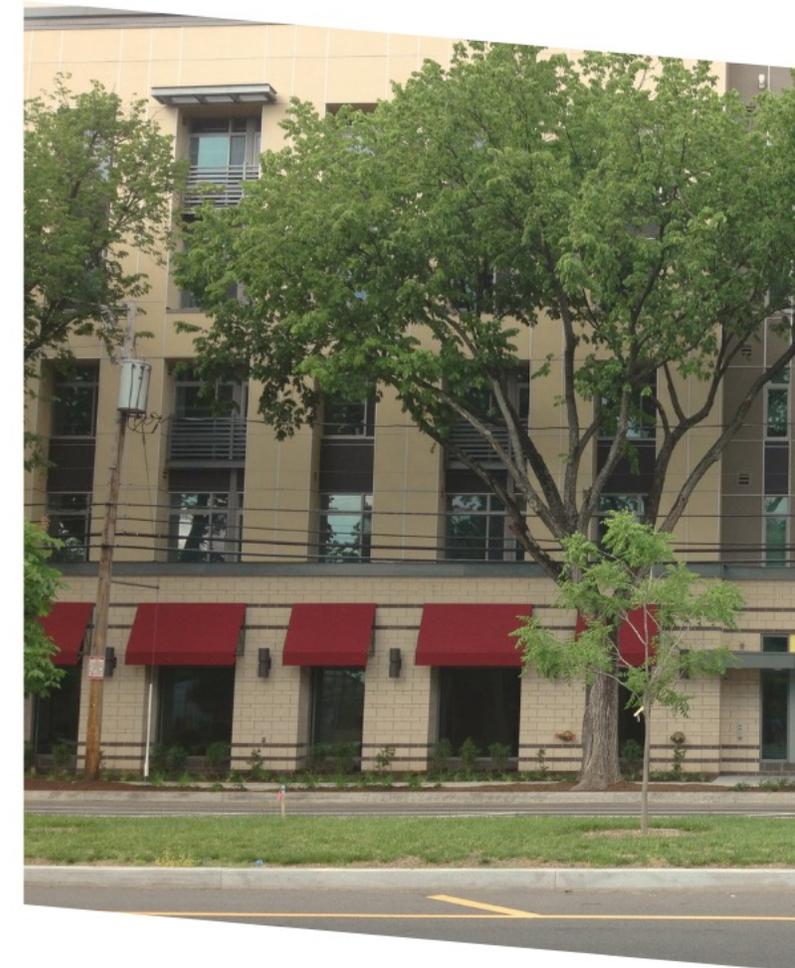
<b>6</b>	<b>EVALUATE PHYSICAL CONDITION OF EXISTING PROPERTY</b>	<b>26</b>	<b>REDEVELOPMENT STRATEGY</b>
<b>14</b>	<b>PERFORM MARKET RESEARCH</b>	<b>33</b>	<b>LONG-TERM AGENCY SUSTAINABILITY</b>
<b>17</b>	<b>DEVELOP CONCEPTUAL PLANS</b>	<b>35</b>	<b>EXHIBITS</b>
<b>22</b>	<b>DEVELOP ROAD MAP</b>		

---

## Section I: Evaluate Current Physical Property Condition



- 6TH STREET SOUTHEAST
- AVON/LEVY GARAGE
- MADISON AVENUE
- MICHIE DRIVE
- RIVERSIDE AVENUE
- 613 HINTON AVENUE
- 712 ELSOM STREET
- 715 RIDGE STREET
- 905 MONTICELLO AVENUE
- WESTHAVEN



Each property in the portfolio had a complete condition assessment, evaluating the building systems, capital expenditure needs, and a forecast of anticipated capital expenditures over the next ten years.

Requirements represent the cost of addressing the poor condition of an asset (deferred maintenance, code issues, functional requirements, and capital improvements) based on the inspector's observations and data inputs.

# Section I:

## Evaluate Current Physical Property Condition

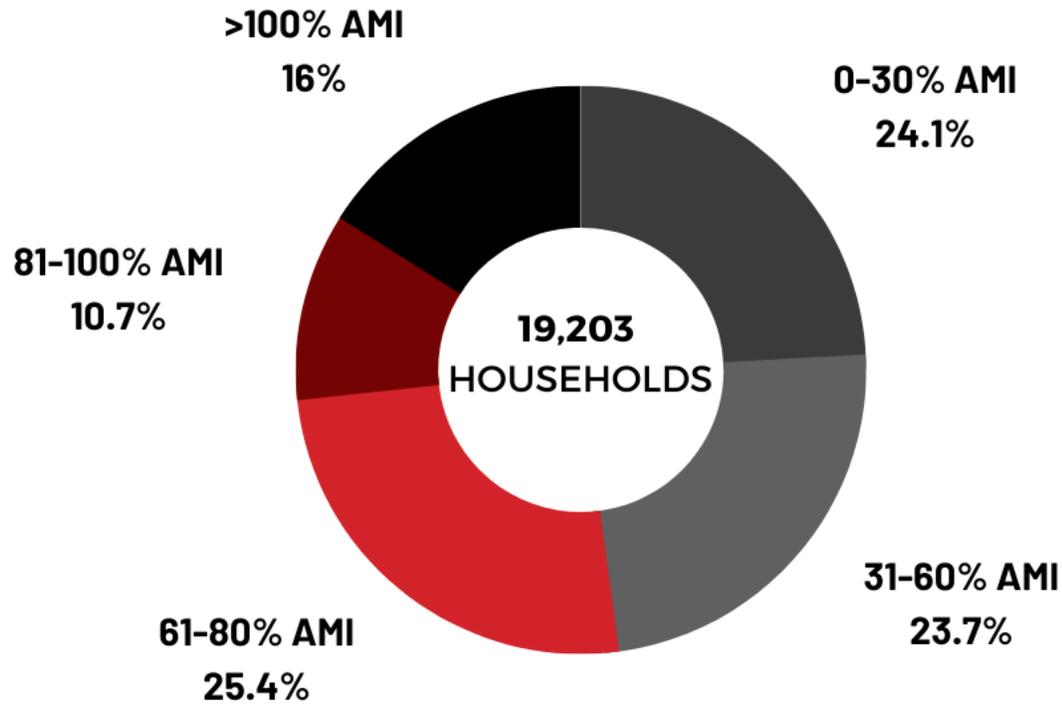
### CRHA PCA SNAPSHOT

Property	Requirements	Renewals	5 YR FCI	10 YR FCI
6th Street SE	\$3.2M	\$5.4M	60%	75%
Avon Levy Garage	\$435K	\$593K	72%	72%
Madison Avenue	\$2.5M	\$3.6M	80%	81%
Michie Drive	\$2.8M	\$4.9M	54%	65%
Riverside Drive	\$2.5M	\$3.8M	59%	77%
613 Hinton Street	\$129K	\$250K	56%	72%
712 Elsom Street	\$129K	\$250K	56%	72%
715 Ridge Street	\$157K	\$347K	14%	28%
905 Monticello	\$133K	\$265K	29%	73%
Westhaven	\$14.3M	\$21.1M	75%	78%
<b>TOTAL</b>	<b>26,283,000</b>	<b>41,505,000</b>		

**Conclusion:** The investment required to extend the useful life of CRHA's portfolio of properties is significant. CRHA should leverage public financing options to redevelop more substantial assets and utilize capital program dollars to renovate smaller communities.

# Section II: Perform Market Research

An analysis of housing demand, housing needs, and housing supply was conducted to understand the Charlottesville market further. Each examined the City of Charlottesville, Albemarle County, and the Charlottesville Designated Market Area.



## COST BURDEN

Household Income Level	Units For Severely Cost Burdened Households	Units For Other Cost Burdened Households	Replacement Units For Public Housing	Units For Homeless Families and Individuals	TOTAL UNITS
LT 30% of AMI	1,254	188	126	189	1,757
30% to 50% of AMI	828	228			1,057
50% to 80% of AMI	209	333			542
80% to 100% of AMI	-	419			419
<b>TOTAL</b>	<b>2,291</b>	<b>1,168</b>	<b>126</b>	<b>189</b>	<b>3,775</b>

AFFORDABLE HOUSING NEEDS FOR COST-BURDENED HOUSEHOLDS - 2022 ESTIMATE

## Section II: Perform Market Research cont.

PROPERTY	AVG. MONTHLY RENT	ANNUAL INCOME REQUIRED	% AMI	UNITS
A. Rio Hill Drive	\$1,100	\$41,120	49%	139
B. Mallside Forest Apartments	\$1,257	\$47,760	56%	160
C. Treesdale	\$1,014	\$42,300	40%	88
D. Wilton Farm	\$1,035	\$41,380	47%	144
E. Timberland Park	\$1,095	\$41,950	48%	80
F. Brookdale Apartments	\$1,367	\$56,640	60%	96
<b>TOTAL</b>				<b>707</b>



## Section IV: develop road map

Using all the data and information collected over this process, the following goals and objectives have been developed to guide the development of each CRHA project. These goals will help to ensure that each project accomplishes a standard set of objectives that maximizes its potential to reposition the portfolio for the community and CRHA.

The goals for each project are to:

- Create better quality, modern housing.
- Provide more amenities and services for the community.
- Provide economic empowerment opportunities for Section 3 businesses.
- Allow for significant participation by residents.
- Create long-term sustainability for CRHA through privatization.

# Section IV: develop road map

## CRHA REDEVELOPMENT PHASING PLAN

SITE	PROJECTED UNITS	PLANNING START	PLANNING COMPLETED	PREDEVELOPMENT START	PREDEVELOPMENT COMPLETED	FINANCIAL CLOSING AND CONSTRUCTION START	CONSTRUCTION COMPLETED
Crescent Halls	105	May-20	Nov-20	Dec-20	Sep-21	Oct-21	Dec-23
South First Street	175	Apr-20	Apr-22	May-22	Jun-24	Jul-24	Jan-26
6th Street	90	Apr-21	Jul-24	Aug-24	Sep-26	Oct-26	Apr-28
Madison	18	Apr-23	Jun-23	Dec-23	Apr-24	May-24	Nov-29
Westhaven	354	Sep-23	Feb-24	Apr-24	Apr-26	May-26	May-32
Michie	23	Apr-25	Jun-25	Jun-24	Oct-24	Nov-24	Nov-29
Riverside	16	Apr-25	Jun-25	Dec-24	Apr-25	May-25	Nov-29
Elsom	1	Apr-24	May-24	Jul-24	Oct-24	Nov-24	May-25
Hinton	1	Apr-24	May-24	Jul-24	Oct-24	Nov-24	May-25
Avon/Levy	100	Apr-24	Dec-24	Jan-25	Jan-26	Feb-26	Feb-28
Monticello	1	Apr-24	May-24	Jul-24	Oct-24	Nov-24	May-25
Ridge	2	Apr-24	May-24	Jul-24	Oct-24	Nov-24	May-25
<b>TOTAL</b>	<b>896</b>						

## Section V: Redevelopment Strategy

CRHA's Redevelopment Strategy includes:

- Redeveloping existing property
- Repositioning specific assets
- Performing capital improvements
- Adding environmental sustainability as a core tenet of the redevelopment activities
- Including resident participation as a key factor of the strategy
- Increasing density where possible
- Increasing the number of units at 30% of AMI & the number that qualify for housing subsidies



# Redevelopment Strategy

FIGURE 6 - SUMMARY FINANCIALS: AVON LEVY

OPTION A	
Number of Units	100
Number of Affordable	20
Number of Market Rate	80

SOURCES	\$	%	USES	\$	%
			Hard Costs	38,964,706	61%
Debt	44,534,908	70%	Soft Costs	5,844,706	9%
Equity	19,086,389	30%	Development Fee	2,386,588	4%
			Operating Reserve	2,032,945	3%
			Financing Costs	2,922,353	5%
			Acquisition Costs	11,470,000	18%
<b>Total</b>	<b>63,621,298</b>	<b>100%</b>	<b>Total</b>	<b>63,621,298</b>	<b>100%</b>
IRR		15%	LAND VALUE	11,000,000	

OPTION B	
Number of Units	75
Number of Affordable	15
Number of Market Rate	60

SOURCES	\$	%	USES	\$	%
			Hard Costs	32,339,580	64%
Debt	35,327,957	70%	Soft Costs	4,850,937	10%
Equity	15,140,553	30%	Development Fee	1,980,799	4%
			Operating Reserve	1,621,726	3%
			Financing Costs	2,425,468	5%
			Acquisition Costs	7,250,000	14%
<b>Total</b>	<b>50,468,510</b>	<b>100%</b>	<b>Total</b>	<b>50,468,510</b>	<b>100%</b>
IRR		15%	LAND VALUE	7,000,000	

FIGURE 7 - SUMMARY FINANCIALS: WESTHAVEN

OPTION A	
Number of Units	354
Number of Affordable	249
Number of Market Rate	105

SOURCES	\$	%	USES	\$	%
			Hard Costs	126,620,112	72%
Debt	65,833,198	38%	Soft Costs	18,993,017	11%
LIHTC Equity	67,801,345	39%	Development Fee	18,112,847	10%
Deferred Developer Fee	7,768,024	4%	Operating Reserve	1,872,502	1%
GAP	33,692,419	19%	Financing Costs	9,496,508	5%
			Acquisition Costs	-	0%
<b>Total</b>	<b>175,094,986</b>	<b>100%</b>	<b>Total</b>	<b>175,094,986</b>	<b>100%</b>
IRR		-	LAND VALUE	-	

OPTION B	
Number of Units	274
Number of Affordable	192
Number of Market Rate	82

SOURCES	\$	%	USES	\$	%
			Hard Costs	96,102,078	72%
Debt	49,416,037	37%	Soft Costs	14,415,312	11%
LIHTC Equity	51,844,541	30%	Development Fee	14,170,480	11%
Deferred Developer Fee	6,213,171	4%	Operating Reserve	1,493,036	1%
GAP	25,914,813	15%	Financing Costs	7,207,656	5%
			Acquisition Costs	-	0%
<b>Total</b>	<b>133,388,562</b>	<b>85%</b>	<b>Total</b>	<b>133,388,562</b>	<b>100%</b>
IRR		-	LAND VALUE	-	

OPTION C	
Number of Units	250
Number of Affordable	175
Number of Market Rate	75

SOURCES	\$	%	USES	\$	%
			Hard Costs	96,165,476	73%
Debt	51,936,537	39%	Soft Costs	14,424,821	11%
LIHTC Equity	48,526,402	28%	Development Fee	12,516,808	10%
Deferred Developer Fee	4,970,004	3%	Operating Reserve	1,230,121	1%
GAP	26,116,693	15%	Financing Costs	7,212,411	5%
			Acquisition Costs	-	0%
<b>Total</b>	<b>131,549,637</b>	<b>85%</b>	<b>Total</b>	<b>131,549,637</b>	<b>100%</b>
IRR		-	LAND VALUE	-	

# Section V: Redevelopment Strategy

- The capital improvement program completed by the end of 2026
- Higher-density development completed by 2032
- Current units at 376 units
- Total units to be developed 821, an increase of 218%
- Subsidized units increase by 12.5%
- This strategy yields \$23M in developer fees, \$11M in sales proceeds, and \$21M in cash flows

## CRHA SUBSIDIZED UNITS

SITE	CURRENT UNITS	PROJECTED UNITS	PROJECTED PHA SUBSIDIES			
			TPV	ACC	PBV	TOTAL
Westhaven	126	354	63		63	126
Crescent Halls	105	105	52	53		105
South 1st Street	58	175	58	13	24	95
6th Street	25	90	0	10	40	50
Madison	18	18		18		18
Michie	23	23		23		23
Riverside	16	16		16		16
Elsom	1	1		1		1
Hinton	1	1		1		1
Avon/Levy	-	100			10	10
Monticello	1	1		1		1
Ridge	2	2		2		2
<b>TOTAL</b>	<b>376</b>	<b>896</b>	<b>173</b>	<b>138</b>	<b>137</b>	<b>448</b>

## SECTION VI

# Long Term Agency Sustainability



# Long Term Agency Sustainability

- Depends on HUD Payments, Developer Fees, and ongoing cash flows
- Each property to be redeveloped would be self-sustaining and generate cash flows to support Agency expenses
- Existing properties to be redeveloped under Capital Improvement programs would be supported by programs for the long-term
- The few units remaining would rely on a small investment from HUD or could be repaired utilizing the significant reserves created by developer fees
- Developer fees should be invested in stable fixed-income assets to be drawn upon when required, reserves are vital to the long-term sustainability of the agency



## COMPARATIVE ANALYSIS FOR LAST 3 YEARS OF INTERNAL FINANCIALS

- FY 2022 shows more rent and fees collected, operating expenses were unchanged
- FY 2020 - FY 2022, Agency income was negative (rent collections were down, and operations remained steady)
- FY 2023 shows \$348,000 in earnings, \$500,000 in shortfall funds, \$545,000 in repositioning fees

# Long Term Agency Sustainability

## HUD RENT PAYMENTS

HUD rent payments will increase yearly based on allowable increases utilizing an inflation factor. The ability of the agency to collect higher rents and target lower incomes based on its voucher system makes it an excellent source of affordable housing in the downtown Charlottesville area.

The Agency’s ability to obtain project-based vouchers for its redevelopment projects is critical. These additional vouchers will allow it to collect higher rents for its properties and generate more income that will help to sustain the Agency’s operations.

## DEVELOPER FEES

Developer Fees are calculated based on the financial feasibility of each project. The cumulative estimated developer's fees are \$23M. A schedule of estimated developer fees is included in Figure 9 below. Developer fees will assist the Agency in creating a significant cash reserve that will support long-term financial health.

CRHA DEVELOPER FEE												
	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL
YEAR	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	
			1	2	3	4	5	6	7	8	9	
SITE												
Westhaven - Ph I							\$ 4,195,631.23					
Westhaven - Ph II								\$ 6,344,613.07				
Westhaven - Ph III									\$ 4,195,631.23			
Westhaven - Ph IV										\$ 2,455,979.25		
Westhaven - Ph V											\$ 526,007.95	
Crescent Halls			\$ 500,000.00									
South 1st Street Ph I			\$ 500,000.00									
South 1st Street Ph II					\$ 1,487,610.00							
6th Street Ph I						\$ 1,376,100.00						
6th Street Ph II							\$ 1,376,100.00					
Avon/Levy							\$ 11,000,000.00					
Madison												
Michie												
Riverside												
Elsom												
Hinton												
Monticello												
Ridge												
<b>TOTAL</b>	\$ -	\$ -	\$ 1,000,000.00	\$ -	\$ 1,487,610.00	\$ 1,376,100.00	\$ 16,571,731.23	\$ 6,344,613.07	\$ 4,195,631.23	\$ 2,455,979.25	\$ 526,007.95	
<b>Notes:</b>												
1) Includes Deferred Fee												

# Long Term Agency Sustainability

## CASH FLOW

Cash Flows collected are upwards of \$21M over the 20-year period of NREUV’s analysis. Westhaven has the most potential to develop meaningful cash flows for the agency. Its proximity to downtown and sizeable redevelopment potential positions the site to have significant impacts for the Agency and the City of Charlottesville. See a summary 20 year cash flows outlined below in Figure 10 below and on the next page. Like Developer Fees, cash flow from redeveloped properties will facilitate overall efficient performance of the Agency.

	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL	FISCAL
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036	2036-2037	2037-2038	2038-2039	2039-2040	2040-2041	2041-2042	2042-2043
YEAR			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
<b>SITE</b>																						
Westhaven - Ph I								\$ 108,119.84	\$ 113,428.54	\$ 118,678.31	\$ 123,863.03	\$ 128,976.29	\$ 134,011.41	\$ 138,961.41	\$ 143,819.02	\$ 148,576.64	\$ 153,226.36	\$ 157,759.94	\$ 162,168.77	\$166,443.90	\$ 170,576.00	\$ 174,555.34
Westhaven - Ph II									\$ 378,044.57	\$ 362,032.87	\$ 345,700.92	\$ 329,042.34	\$ 312,050.59	\$ 294,719.00	\$ 277,040.78	\$ 259,009.00	\$ 240,616.58	\$ 221,856.31	\$ 202,720.84	\$ 183,202.66	\$ 163,294.11	\$ 142,987.39
Westhaven - Ph III									\$ 118,998.68	\$ 125,498.47	\$ 131,966.25	\$ 138,396.53	\$ 144,783.54	\$ 151,121.27	\$ 157,403.42	\$ 163,623.41	\$ 169,774.35	\$ 175,849.08	\$ 181,840.08	\$ 187,739.52	\$ 193,539.24	
Westhaven - Ph IV										\$ 65,132.77	\$ 68,125.90	\$ 71,073.28	\$ 73,970.84	\$ 76,814.32	\$ 79,599.27	\$ 82,321.06	\$ 84,974.86	\$ 87,555.64	\$ 90,058.15	\$ 92,476.94	\$ 94,806.32	
Westhaven - Ph V											\$ 24,649.27	\$ 25,754.54	\$ 26,841.13	\$ 27,907.43	\$ 28,951.79	\$ 29,972.46	\$ 30,967.63	\$ 31,935.43	\$ 32,873.87	\$ 33,780.91	\$ 34,654.43	
Crescent Halls		\$ 46,501.00	\$ 41,821.68	\$ 36,811.07	\$ 31,455.41	\$ 25,740.45	\$ 19,651.45	\$ 13,173.14	\$ 6,289.68	\$ (1,015.27)	\$ (8,758.66)	\$ (16,958.05)	\$ (25,631.57)	\$ (34,798.02)	\$ (44,476.84)	\$ (54,688.14)	\$ (65,452.75)	\$ (76,792.20)	\$ (88,728.77)	\$ (101,285.53)	\$ (114,486.31)	
South 1st Street Ph I		\$ 40,031.00	\$ 38,734.04	\$ 37,268.65	\$ 35,627.20	\$ 33,801.74	\$ 31,784.08	\$ 29,565.69	\$ 27,137.76	\$ 24,491.12	\$ 21,616.32	\$ 18,503.51	\$ 15,142.54	\$ 11,522.85	\$ 7,633.53	\$ 3,463.28	\$ (999.64)	\$ (5,767.33)	\$ (10,852.37)	\$ (16,267.76)	\$ (22,026.97)	
South 1st Street Ph II					\$ 151,641.21	\$ 147,963.86	\$ 143,920.67	\$ 139,495.56	\$ 134,671.86	\$ 129,432.28	\$ 123,758.95	\$ 117,633.30	\$ 111,036.13	\$ 103,947.54	\$ 96,346.91	\$ 88,212.89	\$ 79,523.38	\$ 70,255.49	\$ 60,385.50	\$ 49,888.87	\$ 38,740.20	
6th Street Ph I						\$ 34,284.32	\$ 32,975.78	\$ 31,527.38	\$ 29,932.93	\$ 28,185.98	\$ 26,279.87	\$ 24,207.69	\$ 21,962.27	\$ 19,536.21	\$ 16,921.82	\$ 14,111.12	\$ 11,095.89	\$ 7,867.57	\$ 4,417.33	\$ 736.00	\$ (3,185.90)	
6th Street Ph II						\$ 34,284.32	\$ 32,975.78	\$ 31,527.38	\$ 29,932.93	\$ 28,185.98	\$ 26,279.87	\$ 24,207.69	\$ 21,962.27	\$ 19,536.21	\$ 16,921.82	\$ 14,111.12	\$ 11,095.89	\$ 7,867.57	\$ 4,417.33	\$ 736.00	\$ (3,185.90)	
<b>Avon/Levy</b>																						
Madison		\$ 54,881.28	\$ 91,833.84	\$ 94,405.19	\$ 97,048.53	\$ 99,765.89	\$ 102,559.34	\$ 105,431.00	\$ 108,383.07	\$ 111,417.79	\$ 114,537.49	\$ 117,744.54	\$ 121,041.39	\$ 124,430.55	\$ 127,914.60	\$ 131,496.21	\$ 135,178.10	\$ 138,963.09	\$142,854.06	\$ 146,853.97	\$ 150,965.88	
Michie		\$ 70,318.08	\$ 117,362.52	\$ 120,648.67	\$ 124,026.83	\$ 127,499.58	\$ 131,069.57	\$ 134,739.52	\$ 138,512.23	\$ 142,390.57	\$ 146,377.51	\$ 150,476.08	\$ 154,689.41	\$ 159,020.71	\$ 163,473.29	\$ 168,050.54	\$ 172,755.96	\$ 177,593.12	\$ 182,565.73	\$ 187,677.57	\$ 192,932.54	
Riverside		\$ 73,689.60	\$ 81,647.64	\$ 83,933.77	\$ 86,283.92	\$ 88,699.87	\$ 91,183.47	\$ 93,736.60	\$ 96,361.23	\$ 99,059.34	\$ 101,833.00	\$ 104,684.33	\$ 107,615.49	\$ 110,628.72	\$ 113,726.33	\$ 116,910.66	\$ 120,184.16	\$ 123,549.32	\$127,008.70	\$ 130,564.94	\$ 134,220.76	
Elsom		\$ 8,520.00	\$ 5,093.04	\$ 5,235.65	\$ 5,382.24	\$ 5,532.95	\$ 5,687.87	\$ 5,847.13	\$ 6,010.85	\$ 6,179.15	\$ 6,352.17	\$ 6,530.03	\$ 6,712.87	\$ 6,900.83	\$ 7,094.05	\$ 7,292.69	\$ 7,496.88	\$ 7,706.80	\$ 7,922.59	\$ 8,144.42	\$ 8,372.46	
Hinton		\$ 1,680.00	\$ 5,093.04	\$ 5,235.65	\$ 5,382.24	\$ 5,532.95	\$ 5,687.87	\$ 5,847.13	\$ 6,010.85	\$ 6,179.15	\$ 6,352.17	\$ 6,530.03	\$ 6,712.87	\$ 6,900.83	\$ 7,094.05	\$ 7,292.69	\$ 7,496.88	\$ 7,706.80	\$ 7,922.59	\$ 8,144.42	\$ 8,372.46	
Monticello		\$ 7,416.00	\$ 5,093.04	\$ 5,235.65	\$ 5,382.24	\$ 5,532.95	\$ 5,687.87	\$ 5,847.13	\$ 6,010.85	\$ 6,179.15	\$ 6,352.17	\$ 6,530.03	\$ 6,712.87	\$ 6,900.83	\$ 7,094.05	\$ 7,292.69	\$ 7,496.88	\$ 7,706.80	\$ 7,922.59	\$ 8,144.42	\$ 8,372.46	
Ridge		\$ 7,129.68	\$ 10,217.76	\$ 10,503.86	\$ 10,797.97	\$ 11,100.31	\$ 11,411.12	\$ 11,730.63	\$ 12,059.09	\$ 12,396.74	\$ 12,743.85	\$ 13,100.68	\$ 13,467.50	\$ 13,844.59	\$ 14,232.23	\$ 14,630.74	\$ 15,040.40	\$ 15,461.53	\$ 15,894.45	\$ 16,339.50	\$ 16,797.00	
<b>TOTAL</b>	\$ -	\$ -	\$ 310,166.64	\$ 396,896.60	\$ 399,278.15	\$ 553,027.79	\$ 585,454.87	\$ 724,023.24	\$ 1,101,389.80	\$ 1,202,617.61	\$ 1,255,024.14	\$ 1,268,390.85	\$ 1,256,548.37	\$ 1,242,945.37	\$ 1,227,500.73	\$ 1,210,130.36	\$ 1,190,747.05	\$ 1,169,260.38	\$ 1,145,576.62	\$ 1,119,598.61	\$ 1,091,225.63	\$ 1,060,353.31

# LONG TERM SUSTAINABILITY

## MANAGEMENT OPERATIONS VS PROPERTY OPERATIONS

- Business Units Analyzed Separately
- By FY 2030 Real Estate generates \$2.7M per year
- By FY 2030 Agency Mgmt generates \$900K per year

	MANAGEMENT OPERATIONS										
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
TENANT REVENUE											
TOTAL SUBSIDY REVENUE		\$ 2,938,187.00	\$ 4,677,844.00	\$ 4,877,554.00	\$ 6,566,086.34	\$ 6,930,417.39	\$ 8,680,838.29	\$ 10,500,642.96	\$ 11,339,909.03	\$ 11,983,834.43	\$ 12,664,324.48
TOTAL FEE REVENUE		\$ 568,300.00	\$ 600,512.00	\$ 459,570.00	\$ 558,240.88	\$ 589,940.03	\$ 809,160.15	\$ 1,092,934.25	\$ 1,174,045.38	\$ 1,373,161.19	\$ 1,451,134.78
TOTAL MISC REVENUE		\$ 2,700.00	\$ 2,700.00	\$ 1,897,970.00	\$ 169,127.00	\$ 178,730.71	\$ 188,879.75	\$ 199,605.10	\$ 210,939.48	\$ 222,917.46	\$ 235,575.61
<b>GRAND TOTAL REVENUE</b>	-	\$ 3,509,187.00	\$ 5,281,056.00	\$ 7,235,094.00	\$ 7,293,454.22	\$ 7,699,088.13	\$ 9,678,878.19	\$ 11,793,182.31	\$ 12,724,893.89	\$ 13,579,913.09	\$ 14,351,034.87
TOTAL OPERATING ADMIN		\$ 745,374.63	\$ 965,732.00	\$ 1,515,229.00	\$ 1,318,128.08	\$ 1,392,976.67	\$ 1,493,449.72	\$ 1,605,624.78	\$ 1,698,991.00	\$ 1,810,709.78	\$ 1,913,529.13
TOTAL TENANT SERVICES				\$ 9,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL UTILITIES				\$ 4,424.00	\$ 3,640.00	\$ 3,640.00	\$ 3,640.00	\$ 3,640.00	\$ 3,640.00	\$ 3,640.00	\$ 3,640.00
TOTAL MAINTENANCE				\$ 1,150.00							
TOTAL INSURANCE		\$ 5,494.88	\$ 18,803.00	\$ 14,380.00	\$ 12,603.00	\$ 16,282.37	\$ 15,465.66	\$ 14,874.17	\$ 18,850.80	\$ 18,081.05	\$ 17,554.62
TOTAL OTHER EXPENSES		\$ 26,404.38	\$ 35,241.00	\$ 6,750.00	\$ 56,464.00	\$ 59,670.25	\$ 63,058.57	\$ 66,639.29	\$ 70,423.33	\$ 74,422.25	\$ 78,648.24
TOTAL HAP PAYMENTS		\$ 2,627,485.63	\$ 4,221,827.00	\$ 5,714,529.00	\$ 5,766,546.00	\$ 6,093,993.55	\$ 7,790,473.95	\$ 9,412,857.69	\$ 10,162,168.31	\$ 10,739,216.87	\$ 11,349,032.57
<b>GRAND TOTAL EXPENSES</b>	-	\$ 3,404,759.52	\$ 5,241,603.00	\$ 7,265,962.00	\$ 7,157,381.08	\$ 7,566,562.84	\$ 9,366,087.90	\$ 11,103,635.92	\$ 11,954,073.44	\$ 12,646,069.96	\$ 13,362,404.55
DEBT PAYMENTS			\$ 10,508.00								
<b>CASH FLOW</b>	-	\$ 104,427.48	\$ 28,945.00	\$ (30,868.00)	\$ 136,073.14	\$ 132,525.28	\$ 312,790.29	\$ 689,546.38	\$ 770,820.45	\$ 933,843.12	\$ 988,630.32
<b>Notes:</b>	(1) Year 2020 Financials Not Available										

# LONG TERM SUSTAINABILITY

	PROPERTY OPERATIONS										
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
TENANT REVENUE	\$ 1,189,236.00	\$ 1,392,037.00	\$ 1,224,663.00	\$ 1,307,015.00	\$ 880,880.00	\$ 942,157.23	\$ 800,511.42	\$ 1,032,649.47	\$ 1,182,380.46	\$ 1,179,779.70	\$ 1,146,372.82
TOTAL SUBSIDY REVENUE	\$ 1,316,787.00	\$ 1,528,305.00	\$ 4,295,144.00	\$ 1,431,556.00	\$ 5,452,798.00	\$ 1,684,682.67	\$ 1,037,089.92	\$ 1,804,781.72	\$ 2,300,659.94	\$ 2,453,117.35	\$ 2,592,415.16
TOTAL FEE REVENUE					\$ 1,000,000.00	\$ 1,487,610.00	\$ 16,571,731.23	\$ 4,195,631.23	\$ 526,007.95	\$ -	\$ -
TOTAL MISC REVENUE	\$ 118,003.00	\$ 252,244.00	\$ 34,034.00	\$ 768,390.00	\$ 4,161.00	\$ 4,397.28	\$ 4,646.97	\$ 4,910.85	\$ 5,189.70	\$ 5,484.40	\$ 5,795.82
<b>GRAND TOTAL REVENUE</b>	<b>\$ 2,624,026.00</b>	<b>\$ 3,172,586.00</b>	<b>\$ 5,553,841.00</b>	<b>\$ 3,506,961.00</b>	<b>\$ 7,337,839.00</b>	<b>\$ 4,118,847.18</b>	<b>\$ 18,413,979.54</b>	<b>\$ 7,037,973.26</b>	<b>\$ 4,014,238.05</b>	<b>\$ 3,638,381.44</b>	<b>\$ 3,744,583.80</b>
TOTAL OPERATING ADMIN	\$ 761,053.00	\$ 822,627.00	\$ 945,282.00	\$ 846,028.00	\$ 723,928.00	\$ 512,956.09	\$ 254,975.51	\$ 194,645.54	\$ 206,499.46	\$ 219,075.27	\$ 232,416.96
TOTAL TENANT SERVICES	\$ 54,520.00	\$ 54,520.00	\$ 100,170.00	\$ 62,600.00	\$ 101,870.00	\$ 89,908.88	\$ 95,014.27	\$ 100,409.56	\$ 106,111.21	\$ 112,136.63	\$ 118,504.20
TOTAL UTILITIES	\$ 839,907.00	\$ 987,319.00	\$ 943,336.00	\$ 888,594.00	\$ 888,594.00	\$ 553,906.45	\$ 585,359.47	\$ 150,437.38	\$ 158,979.82	\$ 168,007.33	\$ 177,547.46
TOTAL MAINTENANCE	\$ 934,001.00	\$ 1,134,698.00	\$ 1,150,429.00	\$ 1,161,789.00	\$ 1,244,619.00	\$ 1,481,102.62	\$ 1,009,341.70	\$ 259,400.82	\$ 274,130.63	\$ 289,696.87	\$ 306,147.01
TOTAL INSURANCE	\$ 56,225.00	\$ 70,788.00	\$ 73,380.00	\$ 76,019.00	\$ 83,347.00	\$ 123,407.29	\$ 130,414.85	\$ 137,820.32	\$ 145,646.31	\$ 153,916.69	\$ 162,656.70
TOTAL OTHER EXPENSES	\$ 220,391.00	\$ 308,212.00	\$ 87,657.00	\$ 92,431.00	\$ 85,103.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL HAP PAYMENTS											
<b>GRAND TOTAL EXPENSES</b>	<b>\$ 2,866,097.00</b>	<b>\$ 3,378,164.00</b>	<b>\$3,300,254.00</b>	<b>\$ 3,127,461.00</b>	<b>\$ 3,127,461.00</b>	<b>\$ 2,761,281.33</b>	<b>\$ 2,075,105.79</b>	<b>\$ 842,713.62</b>	<b>\$ 891,367.44</b>	<b>\$ 942,832.80</b>	<b>\$ 997,272.33</b>
<b>EXCESS REVENUE OVER OP</b>	<b>\$ (242,071.00)</b>	<b>\$ (205,578.00)</b>	<b>\$ 357,114.00</b>	<b>\$ 379,500.00</b>	<b>\$ 4,210,378.00</b>	<b>\$ 1,357,565.85</b>	<b>\$ 16,338,873.75</b>	<b>\$ 6,195,259.63</b>	<b>\$ 3,122,870.62</b>	<b>\$ 2,695,548.65</b>	<b>\$ 2,747,311.48</b>
<b>TRANSFERS IN</b>	<b>\$ 255,362.00</b>	<b>\$ 241,250.00</b>									
<b>CAPITAL/DEBT PAYMENTS</b>			\$1,896,473.00								
<b>CASH FLOW</b>	<b>\$ 13,291.00</b>	<b>\$ 35,672.00</b>	<b>\$ 357,114.00</b>	<b>\$ 379,500.00</b>	<b>\$ 4,210,378.00</b>	<b>\$ 1,357,565.85</b>	<b>\$ 16,338,873.75</b>	<b>\$ 6,195,259.63</b>	<b>\$ 3,122,870.62</b>	<b>\$ 2,695,548.65</b>	<b>\$ 2,747,311.48</b>

# LONG TERM SUSTAINABILITY

## LONG TERM SUSTAINABILITY

- Ability to work with financial partners and earn all of the fees
- Demand for Housing is Robust
- Increasing Number of Units With Vouchers Subsidy Generates Additional Income
- Sale or Capitalized Ground Lease Generates Significant Cash Infusion
- New Construction Minimizes Need for Investment in Obsolete Assets
- Agency is Now Poised For Sustainability

A detailed financial model demonstrating 20 years of cash flows is included in Exhibit J. A synopsis of the findings below is included in Figure 13.

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
TOTAL REVENUE		6,923,023	\$ 10,834,897	\$ 10,742,055	\$ 14,173,007	\$ 9,859,134	\$ 11,204,859	\$ 12,233,114	\$ 27,439,140	\$ 18,729,245	\$ 18,052,594
OPERATING TRANSFERS-IN		241,250	-	-	(60,634)	694,248	694,248	694,248	347,124	347,124	-
GRAND TOTAL REVENUE		7,164,273	10,834,897	10,742,055	14,112,373	10,553,382	11,899,108	12,927,363	27,786,264	19,076,369	18,052,594
TOTAL EXPENSES		6,782,924	8,541,857	10,393,423	10,509,416	10,120,422	10,409,251	10,755,895	11,044,822	11,372,011	11,970,991
NON-OPERATING EXPENDITURES			1,906,981								
GRAND TOTAL EXPENSES		6,782,924	10,448,838	10,393,423	10,509,416	10,120,422	10,409,251	10,755,895	11,044,822	11,372,011	11,970,991
CASH FLOW		381,349	386,059	348,632	3,602,957	432,960	1,489,856	2,171,468	16,741,442	7,704,358	6,081,603

# CRHA SUSTAINABILITY STUDY



# CITY OF CHARLOTTESVILLE



## PROCLAMATION

### ENERGY EFFICIENCY DAY OCTOBER 4, 2023

**WHEREAS** energy efficiency is one of the easiest, most affordable, and cleanest ways to meet Charlottesville's energy needs, avoid dangerous pollution, and reduce utility bills for residents and businesses in our community; and

**WHEREAS** implementing energy efficiency and other clean energy policies and programs can help to move Charlottesville toward a sustainable future and reach our climate action goals; and

**WHEREAS** smarter energy use reduces the amount of electricity needed to power our lives, which makes electrification of buildings and transportation more achievable; and

**WHEREAS** energy efficiency makes our homes and workspaces healthier, safer, and more comfortable; and

**WHEREAS** cutting energy waste saves U.S. households billions of dollars on their utility bills every year, up to \$500 per household from appliance efficiency standards alone; and

**WHEREAS** city residents and businesses can continue to contribute to our sustainability and energy efficiency efforts by learning about and participating in Charlottesville's Community Climate Action Plan; and

**WHEREAS** a nationwide network of energy efficiency groups and partners has designated the first Wednesday in October as national annual Energy Efficiency Day;

**NOW, THEREFORE**, the Charlottesville City Council proclaims **October 4, 2023**, as **Energy Efficiency Day** in the City of Charlottesville, Virginia, and we urge residents and businesses to support clean energy goals that will move our city toward a more energy-efficient and sustainable future.

Signed and sealed this 18th day of September 2023.

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J. Lloyd Snook, III, Mayor

Attest:

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Kyna Thomas, Clerk of Council

**CHARLOTTESVILLE CITY COUNCIL MINUTES**  
**Joint Public Hearing with Planning Commission**  
**August 8, 2023 at 6:00 p.m.**  
**CitySpace Main Conference Room (100 5<sup>th</sup> Street NE)**

The Charlottesville City Council met at a joint public hearing with the Planning Commission. Mayor Lloyd Snook called City Council to order with all members present: Michael Payne, Brian Pinkston, Leah Puryear, Lloyd Snook and Juandiego Wade.

The public hearings were heard in the following order:

**1. Draft FY2023 HOME-ARP Action Plan for the City of Charlottesville**

The 15-day comment period was from Monday, July 24, 2023 to Monday, August 7, 2023. This item allows the Planning Commission and City Council to consider projects to be undertaken as part of the City’s federal fiscal year 2023-2024 HOME American Rescue Plan Program (“HOME-ARP Program”). The Department of Housing and Urban Development (“HUD”) has informed the City that funding for the HOME-ARP Program is currently estimated at approximately \$340,000, which the City plans to use to support the preservation and/or development of rental units affordable to households at 60% of the local Area Median Income (“AMI”) (at or below \$55,500 for a household of four persons in 2023). Information regarding the City’s HOME-ARP Program can be found online at <https://www.charlottesville.gov/1658/HOME-ARP> and persons interested in this program are invited to contact Anthony Warn, Grants Analyst, by e-mail at [warna@charlottesville.gov](mailto:warna@charlottesville.gov).

Anthony Warn, Grants Analyst made the presentation.

Chair Lyle Solla-Yates opened the public hearing. With no speakers coming forward, the public hearing was closed, and the Planning Commission deliberated.

**2. CP23 - 00001 – 0 E High St.**

Pursuant to Virginia Code section 15.2-2232 and Charlottesville City Code Sec. 34-28, the Planning Commission and City Council will review the public roads, trails, and park facilities proposed within the 0 E High St. preliminary site plan to determine if the general location, character and extent of the proposed improvements are substantially in accord with the City’s currently adopted Comprehensive Plan or part thereof. The preliminary site plan may be examined at the Department of Neighborhood Development Services, 610 E Market Street, Charlottesville, Virginia, Monday – Friday between the hours of 8:30 a.m. and 5:00 p.m.

James Freas, Director of Neighborhood Development Services, introduced the item and stated parameters for consideration at this meeting.

City Attorney Jacob Stroman requested that references in the staff report to the Standards and Design Manual (SADM) be disregarded, as they do not apply for the purposes of this public hearing.

Carrie Rainey, City Planner, explained the review process and criteria, as well as details of the proposed improvements.

Justin Shimp, Shimp Engineering, reviewed specific components of the proposal and decisions that led to the applicant's proposal. Valerie Long with Williams Mullen, representing the applicant, reviewed legal requirements related to the proposal and asked that various components of the Comprehensive Plan be waived for the project.

Councilors Payne, Puryear, Snook and Wade expressed concerns with the project, including concerns about environmental impact and access to the Rivanna River.

City Attorney Jacob Stroman clarified the reason this item come before the Planning Commission.

Chair Solla-Yates specified that speakers would be given two minutes each. The following individuals spoke on the public hearing:

- David Swanson, city resident, spoke in opposition to the proposal.
- Kirk Bowers, city resident, spoke in opposition to the proposal.
- John McDonald, city resident, spoke in opposition to the proposal.
- Rosemary Rogers, city resident, spoke in opposition to the proposal.
- The Green Grannies sang a song about the floodplain.
- Zoe Edgecomb, city resident, spoke in opposition to the proposal.
- Rebecca Reilley, city resident, spoke in opposition to the proposal.
- Bob Gibson, city resident, spoke in opposition to the proposal.
- Lily Afuken, residing north of Darden-Towe Park, spoke in opposition to the proposal.
- Bill Emory, city resident, spoke in opposition to the proposal.
- Michelle Bryant-Taylor, city resident, spoke in opposition to the proposal.
- Kimber Hawkey, city resident, spoke in opposition to the proposal.
- Jeremy (inaudible last name), city resident, spoke in opposition to the proposal.
- Peter Krebs, city resident, spoke in opposition to components of the proposal not in compliance with the Comprehensive Plan, and in support of trails and bridges by the river as stated in the Rivanna River Corridor Plan.
- Kay Slaughter, city resident, spoke in opposition to the proposal.
- Andrew Rogers, city resident, expressed concerns about the project, particularly widening of Caroline Avenue
- Bob Troy, Board Member of the Rivanna Conservation Alliance, spoke about the value of the Rivanna River Company, and in opposition to infrastructure components in the proposal.
- Chris Gordon, city resident, spoke in opposition to the proposal.

- Sam Gallant, spoke about the public roadways proposed in the project and stated that they are not supported by the Comprehensive Plan.
- Kagel McDonald, city resident, spoke in opposition to the proposal.
- Morgan Butler, Senior Attorney with the Southern Environmental Law Center in Charlottesville, spoke in opposition to the proposal.
- Mark Kavita, city resident, spoke in opposition to the proposal.
- Maria Chaple, city resident, spoke in opposition to the proposal, referencing a sign on Caroline Avenue stationing, “Caution when driving on this road. It floods.”
- Megan Chandler Melton, city resident, spoke in opposition to the proposal.
- Kevin Cox, city resident, suggested a way that the developer could promote access to the river.
- Nathaniel Galley, city resident, spoke in opposition to the proposal, and in support of the river company and access to the river.
- Mary Gallant, city resident, spoke in opposition to the proposal.

Many of the comments expressed concern about the project being inconsistent with the city’s Comprehensive Plan.

With no further commenters, Mr. Solla-Yates closed the public hearing and the Planning Commission deliberated after receiving comments from City Council.

City Attorney Stroman recited a portion of Virginia Code Section 15.2-2232(B) stating that “The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor,” and he stated that staff would work with the Planning Commission to put the recommendation into a written statement that will be transmitted to the City Council.

The Planning Commission voted to approve only the general character, location, and extents of the following public facilities proposed as a part of the 0 E High preliminary site plan as substantially in accord with the adopted comprehensive plan: widening of Caroline Avenue and Fairway Avenue, the donation of public trailway on Lot A, and the donation of public trailway on Lot B.

The meeting recessed from 8:50 p.m. to 9:08 p.m.

### **3. ZM23-0001 and SP23-00001 501 Cherry Avenue –**

On August 8, 2023, the Planning Commission and City Council will conduct a Joint Public Hearing for a Rezoning application and a Special Use Permit Application (“SUP”) for property located at 501 Cherry Avenue, 507 Cherry Avenue, 0 5th St. SW, and 0 6th St. SW and identified in the City’s land records as Tax Map and Parcel (“TMP”) No. 290179000, 290178200, 290177000, 290178100, and 290178000 (the “Subject Property”). Following the Joint Public Hearing, it is the intention of the Planning Commission to vote on whether to recommend approval of the Rezoning and SUP. The owner, WP 501 Cherry LLC, has submitted a Rezoning application pursuant to

Charlottesville City Code Section 34-41 to change the existing zoning of the Subject Property from Cherry Avenue Mixed Use Corridor (“CH”) and Single-Family Residential Small Lot (“R-1(S)”) to the B-3 Business District (“B-3”) with proffers. The full proffer statement may be viewed in the application materials or by contacting the project Planner. The owner has also submitted a SUP application to increase the by-right density from 21 dwelling units per acre (“DUA”) to 87 DUA along with modifications to the setbacks and parking requirements pursuant to Charlottesville City Code Sections 34-480, 34-158, and 34-162. The setback modifications include the following: The Cherry Avenue side will have a minimum of 0’ and a maximum of 20’; the 5th St. SW side will have a minimum of 0’ and a maximum of 9’; the 6th St. SW side will have a minimum of 0’ and a maximum of 9’; and all sides adjacent to Low Density Residential will be a minimum of 10’ with S-3 screening. The parking modifications include the following: (1) Multifamily dwellings: 1/2 space for efficiency; 1-bedroom, and 2-bedroom units; 1 space per 3-bedroom and 4-bedroom units; (2) General retail and sales: 2.5 spaces per 1,000 square feet (“SF”) of gross floor area; (3) Grocery stores and pharmacies: 1 space per 500 SF of gross floor area; (4) No more than 40% of the total parking spaces shall be designated only for compact cars.

The applicant is proposing a mixed-use development with up to 118 units and approximately 26,400 SF of commercial space through new construction. The Subject Property is approximately 1.36 acres with road frontage on Cherry Avenue, 5th St. SW, and 6th St. SW. The Comprehensive Land Use Map designates the Subject Property area as a Neighborhood Mixed Use Corridor and General Residential (Sensitive Community area). Additional information pertaining to these applications (ZM23-0001 and SP23-00001) may be viewed online at [www.charlottesville.gov/agenda](http://www.charlottesville.gov/agenda). Persons interested in these applications may also contact NDS Planner Matt Alfele by email at [alfelem@charlottesville.gov](mailto:alfelem@charlottesville.gov) or by telephone (434-970-3636).

Commissioner Karim Habbab read a disclosure statement and recused himself from participating in the public hearing and discussion of the item.

Matt Alfele, City Planner, introduced the item. Alex Ikefuna, Director of Community Solutions, answered questions about affordable housing. Commissioners and Councilors provided brief comments.

Chris Vrigilio, Woodard Properties, summarized the project and spoke about the benefits of partnerships that have been built.

Sunshine Mathon, Executive Director of the Piedmont Housing Alliance (PHA), spoke about the partnerships and the affordable housing component of the project.

Kelsey Schlein, Shimp Engineering, described site-focused details and design highlights.

Michael Eaton, PHA Director of Real Estate Development, in response to Councilor Payne spoke optimistically about good-faith negotiations with Woodard Properties.

After Council and Commission comments about affordable housing components, uses of the commercial space, the potential number of housing units, and project viability, Chair Solla-Yates opened the public hearing. The following individuals spoke:

- Carmelita Wood, Fifeville Neighborhood Association, spoke in favor of the project.
- Sakib Ahmed, city resident, spoke in support of the project.
- Robert Croner, city resident and board member of Twice as Nice Thrift Store, spoke in support of the project.
- Robin Goldstein, Director of Meals on Wheels Charlottesville-Albemarle, spoke in support of the project.
- Peter Krebs, Piedmont Environmental Council, spoke in support of the project.
- Norman Lewis, city resident and Twice as Nice volunteer, spoke in support of the project.
- Mustafa Mohammed Asif, city resident, spoke in support of the project.
- Triana Hughes, city resident, spoke about potential traffic in the area of the project, and the lack of community engagement. She ceded the remainder of her time to her sister Trinity Hughes who agreed that more community engagement is needed.
- Sarah Mathes, Vice President of the Fifeville Neighborhood Association, spoke in favor of the project and stated that the neighborhood association is attempting to reach all residents to inform them about the project.
- Paulina Mashenko, city resident, applauded Woodard Properties for a community-centered approach. She expressed concerns about traffic in the area of the proposed development and asked for consideration of planting trees on all sides of the property.
- Matthew Gillikin, city resident speaking on behalf of Livable Cville, supported the project and requested improvements to adjacent streets and sidewalks.
- Warrick Palmer, city resident, spoke in support of the project, and asked which properties on 5<sup>th</sup> and 6<sup>th</sup> Streets would be affected.

Mr. Wade exited the meeting at 10:50 p.m.

- Pat Lloyd, city resident, spoke about Twice as Nice as a community asset and in support of the project.
- Willow Gail, city resident, read a letter of support from Abundant Life Ministries.
- Frank Bector, city resident, spoke in support of the project.

Chair Solla-Yates closed the public hearing and the Planning Commission deliberated. Council members provided feedback. Mayor Snook stated the need to consider the uses of the property and cautioned against approving a project based on the proposed tenants.

The Commission moved the rezoning approval and special use permit approval, with conditions, forward to Council.

City Attorney Jacob Stroman advised City Council that they would be in order to consider, pursuant to the 2023 amendments to the Code of Virginia Section 15.2-2204, a motion to defer further consideration of Council's intention to adopt ZM23-0001 and SP23-00001 501 Cherry Avenue to Council's September 5 regular meeting or to another date certain.

On motion by Payne, seconded by Pinkston, City Council by unanimous vote 4-0 (Ayes: Payne, Pinkston, Puryear, Snook; Noes: none; Absent: Wade) to consider the special use permit request at the regular meeting of City Council on September 5, 2023.

Chair Solla-Yates opened the floor for comments from the public regarding items not on the agenda.

- Zyahna Bryant, city resident, spoke about meeting accessibility as related to the trouble during this meeting with hearing speakers because of technical difficulties, and she spoke in opposition to the Dairy Market expansion.
- Warrick Palmer followed up on his question from earlier in the meeting regarding which properties on 5th and 6th Streets would be affected. Mr. Solla-Yates stated that no homes will be affected.
- Abby Guskind, spoke in opposition to the Dairy Market expansion project, and about the sound issues during the meeting.
- Lisa Ryan, city resident, spoke in support of the Respect the Neighbors campaign and in opposition to the Dairy Market expansion project.
- Vizina Howard, member of 10<sup>th</sup> and Page Neighborhood Association, spoke in opposition to the Dairy Market expansion project.
- Victora Horack, Senior Attorney at the Legal Aid Justice Center, spoke in opposition to the Dairy Market expansion and in support of the Respect the Neighbors campaign.
- Carmelita Wood, city resident, spoke in opposition to the Dairy Market expansion project.
- Sarah Mathes, city resident, spoke in support of the Respect the Neighbors campaign.
- Liam Keogh, spoke in opposition to the Dairy Market expansion project.
- Caro Campos, Client Advocate with the Legal Aid Justice Center, spoke in opposition to the Dairy Market expansion project.
- Christine Gressner, county resident, spoke about the need to consider racial implications with the Dairy Market expansion and other potential projects.
- Jacqueline (inaudible last name), living in the area, spoke in support of other comments regarding the Dairy Market project.
- John Lee Oluca, city resident, expressed concerns about the Dairy Market expansion and in solidarity with the Respect the Neighbors campaign.

Mr. Solla-Yates closed public comment.

Commissioner Schwartz commented on procedures for required community meetings, suggesting that the Planning Commission consider guidelines for a Town Hall format versus an Open House format.

The meeting adjourned at 11:40 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council

DRAFT

CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA



Agenda Date:	September 18, 2023
Action Required:	Appropriation
Presenter:	Mike Rogers, Deputy Chief of Business Services
Staff Contacts:	Mike Rogers, Deputy Chief of Business Services
Title:	<b>Resolution to appropriate Fiscal Year 2024 Fire Programs Aid to Localities Funding (Firefund) - \$209,603 (2nd reading)</b>

**Background**

The Code of Virginia provides for the collection of an annual levy each fiscal period from the insurance industry. Such levy is collected by the State Corporation Commission, and the amounts collected are then transferred into the Fire Program Fund (Firefund). These aid to locality monies are then distributed to the jurisdictions to supplement the localities funding for fire service based training, training supplies, training equipment, prevention activities, and some response equipment. This is an annual allotment of funding. All usage and any carryovers are reported out to the Department of Fire Programs at the end of the fiscal period before the next fiscal period monies are granted. The City of Charlottesville has been awarded \$209,603.00 in these funds for FY 2024.

**Discussion**

The Aid to Locality monies are distributed annually to aid departments in their training, prevention, and equipment efforts. While the monies cannot be used to directly/indirectly supplant or replace other locality funds, they help us to provide for additional firefighting training resources, logistics, courses, and equipment as outlined in the Department of Fire Programs Aid to Locality allowable uses chart.

**Alignment with City Council's Vision and Strategic Plan**

The Aid to Locality/Firefund allocation supports the City's mission "We provide services that promote equity and an excellent quality of life in our community" by providing supplemental training and equipment funding for fire prevention, firefighting, hazardous materials, and technical rescue. With this additional funding being put towards these purposes, we are better able to prepare our responders to deliver emergency services and/or information to the citizens, students, business community members, and guests of the City.

**Community Engagement**

N/A

**Budgetary Impact**

There is no impact on the General Fund, as these funds do not require a City match. The FY 2024 funds will be budgeted and expensed in the City's grant fund.

**Recommendation**

Staff recommends approval and appropriation these funds.

**Alternatives**

If Aid to Locality funding is not appropriated, the Fire Department will not be able to utilize this supplemental funding to help support its training, prevention, and equipment efforts.

**Attachments**

1. Firefund FY 2024 Resolution Attachment

**APPROPRIATION**  
**Fiscal Year 2024 Fire Programs Aid to Locality Funding (Firefund)**  
**\$209,603.00**

**WHEREAS**, the Virginia Department of Fire Programs has awarded a grant to the Fire Department, through the City of Charlottesville, specifically for fire service applications;

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that a total of \$209,603.00 be appropriated in the following manner:

**Revenues - \$209,603**

\$209,603      Fund: 209                      I/O: 1900010                      G/L Account: 430110

**Expenditures - \$209,603**

\$209,603      Fund: 209                      I/O: 1900010                      G/L Account: 599999

**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon the receipt of \$209,603.00 from the Virginia Department of Fire Programs.

Approved as to Form:

***Jacob P. Stroman***

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Jacob P. Stroman  
City Attorney

CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA



Agenda Date:	September 18, 2023
Action Required:	Consideration of a Rezoning Application
Presenter:	Matthew Alfele, City Planner
Staff Contacts:	Matthew Alfele, City Planner
Title:	<b>Ordinance to rezone the properties located at 501-507 Cherry Avenue, 0 5th Street SW, and 0 6th Street SW (2nd reading)</b>

**Background**

Woodard Properties (applicant and owner) has submitted a Rezoning application and a Special Use Application for property located at 501 Cherry Avenue, 507 Cherry Avenue, 0 5th ST SW, and 0 6th ST SW and identified in the City's land records as Tax Map and Parcel (TMP) as 290179000, 290178200, 290177000, 290178100, and 290178000 (Subject Property). The applicant is pursuing a rezoning to change the existing zoning of the Subject Property from Cherry Avenue Mixed Use Corridor (CH) and Residential Small Lot (R-1S) to Commercial (B-3) with proffers. The proffers include:

- (1) a minimum of sixty affordable residential dwelling units should the residential portion of the development be sold to Piedmont Housing Alliance (PHA) or four to five (with proffered language that could increase the units to eight or nine) affordable dwelling units, for a minimum of six years, should a sales agreement between the owner and PHA not be executed by December 31, 2023;
- (2) Non-profit space will be provided for purchases for one-hundred twenty days after the issuance of the first certificate of occupancy (CO);
- (3) A minimum of 5,000 square feet of leased commercial space will be reserved for a grocery store that sells fresh produce until the issuance of the first CO;
- (4) The following uses within the B-3 Zoning district per Code Section 34-480 will be excluded from the Subject Property: Gas Station; Repair/servicing Business (automobile); Car Wash; Crematorium (independent of funeral home); Dry Cleaning Establishments; Drive-through windows; Taxi Stand; Towing Service, automobile; Industrial Equipment service and repair; and Wholesale Establishments;
- (5) A maximum building height shall not exceed sixty-five feet or five stories. A five foot step-back shall apply to any story above the fourth story for the Cherry Avenue frontage. Building height within forty feet of the rear (northern boundary) will be restricted to forty-five feet or three stories;
- (6) The development will be mixed use with no one type of use exceeding 80% of the gross square footage of the Subject Property.

The owner has also submitted an SUP application to increase the by-right density from 21 dwelling units per acre (DUA) to 87 DUA along with modifications to the setbacks and parking requirements. The setback modifications include the following: the 5th ST SW side will have a minimum of zero feet and a maximum of nine feet (creating a Build-to zone); the 6th ST SW side will have a minimum of zero feet and a maximum of nine feet (creating a Build-to zone); and all sides adjacent to Low

Density Residential will have a minimum setback of ten feet with S-3 Screening. The parking modifications include the following: for multifamily dwellings, 1/2 space for efficiency, 1-bedroom, and 2-bedroom units and 1 space per 3-bedroom and 4-bedroom units; for general retail and sales, 2.5 spaces per 1,000 SF of gross floor area; for grocery stores and pharmacies, 1 space per 500 SF of gross floor area; and an allowance for compact car spaces up to 40% of total spaces. The applicant is proposing a mixed-use development with up to 118 residential units and approximately 24,400 square feet of commercial space through new construction. The Subject Property is approximately 1.36 acres with road frontage on Cherry Avenue, 5th St. SW, and 6th St. SW. The Comprehensive Land Use Map for this area calls for Neighborhood Mixed Use Corridor and General Residential (Sensitive Community area).

### **Discussion**

The Planning Commission held an in-person and virtual joint Public Hearing with City Council on August 8, 2023 on this matter. The Planning Commission and City Council had the following comments on concerns:

- How the affordable housing aspect of the project will be achieved and what levels of affordability will be offered. Piedmont Housing Alliance (PHA) indicated they are aiming to provide affordable housing at the following for this project:
  - o 10% of the units available to households at 30% Area Median Income (AMI)
  - o 50% of the units available to households at 50% AMI
  - o 40% of the units available to households at 60% to 80% AMI
  - o All units available to households using Housing Choice Voucher
- Will a grocery store be viable in this location and what happens if the applicant cannot find a tenant for the space?
- Traffic could impact 5th ST SW and 6th ST SW.

Overall, both the Planning Commission and City Council believe the development will have a positive impact on the community if implemented as proposed. They were also impressed with the level of community engagement the applicant went to in partnering with the Fifeville Neighborhood Association. This partnership and engagement have built a lot of support from the neighborhood for this project. There was some concern from the Planning Commission and City Council in regard to the proffers as they are setup in a way that relies on different moving targets being met. There was also a concern that the proffers call out specific organizations and not just land uses. Despite these concerns, both bodies believe this development could be a model for other projects in the City moving forward.

Staff note: A recording of the meeting can be found at the following link. Discussion starts at the 04:08 mark.

[Link to August 8, 2023 Public Hearing](#)

Staff note: The full application for this project can be found at the following link. Materials start on page 65.

[Link to application, background materials and staff report.](#)

### **Alignment with City Council's Vision and Strategic Plan**

If City Council approves the Rezoning and Special Use Permit request, the project could contribute to Quality Housing Opportunities for All and a Community of Mutual Respect aspects of the City Vision Statement.

## **Community Engagement**

On June 3, 2023, the applicant held a Community Meeting at Living Hope Outreach Church (824 Cherry Avenue) from 11:30am to approximately 2pm. The meeting was well attended with approximately forty members of the public participating and sharing their thoughts. There was positive feedback related to more affordable housing options in the neighborhood, nonprofit space, and a grocery store returning to the site. There were also concerns expressed with the massing/height, types of residential units being offered, and a historic lack of trust from the community with developers and the City. Below are some of the key takeaways from the meeting:

- Fifeville needs more affordable housing at different levels and styles.
- The building is too tall and will have a negative impact on the surrounding single family homes.
- Water and drainage are already an issue on 5th ST SW and 6th ST SW and this project will only make it worse.
- Parking will be an issue and will spill into the surrounding neighborhood.
- 5th ST SW and 6th ST SW are small narrow streets, and they will not be able to handle the additional traffic.
- Speeding is a problem on Cherry and the new development will be dangerous for pedestrians.
- Due to past developments and treatment of longtime residents in Fifeville, there is distrust with developers and the City.
- Safety and infrastructure improvements are needed around the development and should be a City priority.
- The community would like to see the site developed, but they want to make sure it is developed in a way that respects the community and gives back to the neighborhood.

The applicant took the feedback from the meeting and addressed it in their application.

On August 8, 2023, the Planning Commission held an in person and virtual joint Public Hearing with City Council that was well attended by the public. Sixteen (16) members of the public spoke and expressed the following:

- Overwhelming support for the project and what it could provide to the community and City.
- Some concerns with traffic and parking, but these issues should be addressed by the City improving the infrastructure in Fifeville.
- Support for how the developer engaged the neighborhood.
- Concern that not all residents of Fifeville were involved and more community engagement was needed.

Any emails received by staff regarding this project have been forwarded to Planning Commission and City Council.

## **Budgetary Impact**

This has no impact on the General Fund.

## **Recommendation**

The Planning Commission voted 4-0 to recommend the application be approved for the Rezoning.

Suggested:

"I move to approve the ORDINANCE for application ZM23-0001 rezoning the Properties located at 501-507 Cherry Avenue, 0 5th ST SW, and 0 6th ST SW, City Tax Map Parcels 290178000,

290178100, 290177000, 290178200, and 290179000 from Cherry Avenue Mixed Use Corridor (CH) and Residential Single Family Small Lots (R-1S) to Commercial (B-3) with Proffers.”

### **Alternatives**

City Council has several alternatives:

- (1) by motion, take action to approve the attached ordinance granting the Rezoning as recommended by the Planning Commission;
- (2) by motion, request changes to the attached ordinance, and then approve the Rezoning;
- (3) by motion, take action to deny the Rezoning; or
- (4) by motion, defer action on the Rezoning.

### **Attachments**

1. 2023.08.10 - 501 Cherry Ave Proffers FINAL signed
2. 501\_Cherry\_Ave\_RZ\_ORDINANCE\_9\_5\_23.CA Rev

BEFORE THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA  
IN RE: PETITION FOR REZONING (City Application No. ZMA23-0001)  
STATEMENT OF PROFFER CONDITIONS  
For 501 CHERRY AVENUE

City of Charlottesville Tax Map 29 Parcels 177, 178, 178.1, 178.2, 179

WP 501 Cherry LLC (“Owner”) is the owner of Tax Parcels 290177000, 290178000, 290178100, 290178200, and 290179000 (collectively, the “Property”) which are the subject parcels of the rezoning application ZM23-00001, for a project known as “501 Cherry Avenue” (the “Project”). Owner seeks to amend the current zoning of the Property, subject to certain voluntary conditions set forth below. Each signatory below signing on behalf of the Owner covenants and warrants that it is an authorized signatory of the Owner for this Proffer Statement.

In accordance with the City of Charlottesville Zoning Ordinance Section 34 -41, Owner hereby proffers for City Council’s consideration voluntary development conditions, which Owner agrees are reasonable. Owner agrees that, if the Property is rezoned as requested, the use and development of the Property will be subject to and in accordance with the following conditions:

**1. AFFORDABLE HOUSING:**

City of Charlottesville Zoning Ordinance Section 34 -12 governs the requirement for affordable dwelling units in the event that a rezoning such as ZMA 23-00001 is approved. Ordinance Section 34-12 would require the Owner to provide five (5) affordable dwelling units to households with an income less than 80% of the area median income.

a. Owner will engage in good faith negotiations with Piedmont Housing Alliance (PHA) to co-develop a minimum of 60 residential units within the Project with a goal to sell all such units to PHA under terms mutually agreed upon between Owner and PHA. Under such a sale, the unit mix and affordability rates will be solely determined by PHA. It is expected that PHA will finance its portion of the Project through Low-Income Housing Tax Credits and an investment from the City of Charlottesville, or a combination thereof.

b. If a binding sales agreement between Owner and PHA is not executed by December 31, 2023, or if an agreement is entered into but PHA defaults thereunder, then Owner shall, in lieu of the proffer contained in section 1.a. above, cause five (5) dwelling units constructed within the Project to be For Rent Affordable Dwelling Units (the “Required Affordable Dwelling Units”). The five (5) affordable dwelling units shall remain affordable for a term of six (6) years from the date that a certificate of occupancy is issued for such unit (“Affordable Period”). For the purposes of this Proffer, the term “For Rent Affordable Dwelling Unit” means a dwelling unit that is i) affordable to households with income at not more than 60% of the area median income, or ii) leased to an individual or household that employs a Section 8 Housing Choice Voucher.

c. The Required Affordable Dwelling Units shall be identified on a layout plan, by unit, prior to the issuance of any certificate of occupancy for a residential unit within the Property (“Initial Designation”).

The Owner reserves the right, from time to time after the Initial Designation, and subject to approval by the City, to change these unit(s), and the City's approval shall not unreasonably be withheld so long as a proposed change does not reduce the number, size, or make-up of the affordable dwelling units, does not result in an Affordability Period shorter than required by these proffers with respect to any of the affordable dwelling units, and should avoid segregation of the affordable dwelling units.

d. Owner or PHA shall submit to the City's Office of Community Solutions prior to the certificate of occupancy a marketing plan on how it will market the Required Affordable Dwelling Units. The marketing plan shall provide detailed information on how the Owner will target lower-income residents.

e. On or before February 1st of each calendar year, or an alternate date mutually agreed upon by the Owner and the City, the then current owner of each Required Affordable Dwelling Unit shall submit an Annual Report to the City on a template provided by the City's Office of Community Solutions, identifying each Required Affordable Dwelling Unit by address and location, and verifying the household income of the occupant(s) of each Required Affordable Dwelling Unit.

f. The obligations regarding Required Affordable Dwelling Units referenced above shall be set forth within one or more written declaration of covenants recorded in the land records of the Charlottesville Circuit Court, in a form approved by the Office of the City Attorney, so that Owner's successors in right, title and interest to the Property shall have notice of and be bound by the obligations. The Required Affordable Dwelling Units shall be provided as for-rent units throughout the Rental Affordability Period.

## **2. NON-PROFIT USES:**

Owner agrees to offer to sell commercial condominium space at the Property to two local non-profit organizations, namely Twice Is Nice and the Music Resource Center prior to offering for sale the space to any third parties. If Twice Is Nice does not purchase condominium space within sixty (60) days of the issuance of any certificate of occupancy for the Project, and provided that proffer section 1.b. is in effect, then Owner will increase the number of Required Affordable Dwelling Units referenced in proffer section 1.b. by two (2) units. Similarly, if the Music Resource Center does not purchase condominium space within sixty (60) days of the issuance of any certificate of occupancy for the Project, and provided that proffer 1.b. is in effect, then Owner will increase the number of Required Affordable Dwelling Units by two (2) units. If, however, Owner is able to sell commercial condominium space to any non-profit organization that is qualified as tax-exempt under the applicable regulations of the Internal Revenue Code, other than Twice Is Nice or the Music Resource Center, within one-hundred twenty (120) days of the issuance of certificate of occupancy, then Owner shall be relieved of the obligation to provide two (2) additional Required Affordable Dwelling Units for each qualified non-profit that purchases condominium space in the Property, as outlined in this paragraph.

If proffer section 1.a. is in effect, and Owner is unable to sell the commercial space to non-profit organizations, then Owner will be released of the requirement for the additional affordable dwelling units referenced in this Section 2 above.

**3. GROCERY USE:**

Owner agrees to reserve a minimum of 5,000 square feet of commercial space at the Property for lease to a small grocery store or neighborhood grocery store that sells fresh produce. The space will be reserved exclusively for a grocery store use until the issuance of any certificate of occupancy for the Project.

**4. PROHIBITED USES:**

The following permitted by right land uses shall be excluded from the Property under B-3 Zoning Section 34-480:

Non-Residential: General and Misc. Commercial Uses: Gas station; Repair/servicing business (automobile); Car wash; Crematorium (independent of funeral home); Dry cleaning establishments; Drive-through windows; Taxi stand; Towing service, automobile.

Non-Residential: Industrial: Industrial equipment: service and repair; Wholesale establishments.

**5. MAXIMUM BUILDING HEIGHT:**

Notwithstanding the by-right seventy-foot (70') building height allowance in the B-3 District, the maximum building height permitted on the Property shall be sixty-five feet (65') or five stories. A five-foot step back shall apply to any story above the 4th story for the Cherry Avenue building frontage.

The maximum building height permitted within 40' of the Property's northern boundary, or rear property line, is further restricted to forty-five (45') feet or three (3) stories and is referred to herein as the "residential height zone." The building height permitted in the residential height zone shall be a maximum of forty-five (45') feet and no more than three (3) stories measured from 457 feet above sea level for structures adjacent to 6th Street SW and from 454 feet above sea level for structures adjacent to 5th Street SW.

**6. MIXTURE OF USES:**

Development on the Property shall be mixed use. For the purposes of this proffer, "mixed use" means that no one type of use, such as residential, commercial, or institutional, may exceed 80% of the gross square footage on the Property.

**WHEREFORE**, the undersigned Owner stipulates and agrees that the use and development of the Property shall be in conformity with the conditions hereinabove stated, and requests that the Property be rezoned as requested, in accordance with the Zoning Ordinance of the City of Charlottesville.

WP 501 Cherry LLC

By:   
Anthony Woodard (Aug 10, 2023 10:49 PDT)  
\_\_\_\_\_  
Manager

Print Name: Anthony K. Woodard

Owner's Address: 224 14<sup>th</sup> Street NW, Charlottesville, VA 22903

**AN ORDINANCE  
APPROVING A REQUEST TO REZONE LAND FRONTING ON CHERRY AVENUE, 5<sup>TH</sup> STREET SOUTHWEST,  
AND 6<sup>TH</sup> STREET SOUTHWEST  
FROM CHERRY AVENUE MIXED USE CORRIDOR (CH) AND RESIDENTIAL SMALL LOT (R-1S) TO B-3  
(COMMERCIAL) WITH PROFFERS**

**WHEREAS**, Woodard Properties is the owner (“Landowner”) of certain land fronting on Cherry Avenue, 5<sup>th</sup> ST SW, and 6<sup>th</sup> ST SW, designated on the City Tax Map and Parcel (TMP) as 290179000, 290178200, 290177000, 290178100, and 290178000 (collectively, hereinafter, the “Subject Property”), and the Landowner is seeking to change the zoning classifications of the Subject Property from CH and R-1S to B-3 with proffers hereinafter referred to as the “Proposed Rezoning”; and

**WHEREAS**, a public hearing on the Proposed Rezoning was conducted by the Planning Commission and City Council on August 8, 2023, following notice to the public and to adjacent property owners as required by Virginia Code §15.2-2204 and City Code §34-44, and following the public hearing, the Planning Commission voted to recommend that City Council should approve the Proposed Rezoning; and

**WHEREAS**, this City Council has considered the matters addressed within the Landowner’s application (ZM23-0001), the NDS Staff Report, public comments, the Planning Commission’s recommendation, and the Comprehensive Plan; and

**WHEREAS**, this Council finds and determines that the public necessity, convenience, general welfare and good zoning practice require the Proposed Rezoning; that both the existing zoning classification and the proposed zoning classification are reasonable; and that the Proposed Rezoning is consistent with the Comprehensive Plan; now, therefore,

**BE IT ORDAINED** by the Council of the City of Charlottesville, Virginia that the Zoning District Map Incorporated in Section 34-1 of the Zoning Ordinance of the Code of the City of Charlottesville, 1990, as amended, be and hereby is amended and reenacted as follows:

*Section 34-1. Zoning District Map.* Rezoning the property designated on City Tax Map and Parcel (TMP) 290179000, 290178200, 290177000, 290178100, and 290178000 (“Subject Property”), containing, in the aggregate approximately 1.36 acres (approximately 59,241 square feet), from CH (Cherry Avenue Mixed Use Corridor) and R-1S (Residential Small Lot) to B-3 (Commercial) with the following Proffers:

**1. AFFORDABLE HOUSING:**

City of Charlottesville Zoning Ordinance Section 34 -12 governs the requirement for affordable dwelling units in the event that a rezoning such as ZMA 23-0001 is approved. Ordinance Section 34-12 would require the Owner to provide five (5) affordable dwelling units to households with an income less than 80% of the area median income.

- a.** Owner will engage in good faith negotiations with Piedmont Housing Alliance (PHA) to co-develop a minimum of 60 residential units within the Project with a goal to sell all such units to PHA under terms mutually agreed upon between Owner and PHA. Under such a sale, the unit mix and affordability rates will be solely determined by PHA. It is expected that PHA will finance its portion of the Project through Low-Income Housing Tax Credits and an investment from the City of Charlottesville, or a combination thereof.
- b.** If a binding sales agreement between Owner and PHA is not executed by December 31, 2023, or if an agreement is entered into but PHA defaults thereunder, then Owner shall, in lieu of the proffer contained in section 1.a. above, cause five (5) dwelling units constructed within the Project to be For Rent Affordable Dwelling Units (the “Required Affordable Dwelling Units”). The five (5) affordable dwelling units shall remain affordable for a term of six (6) years from the date that a certificate of occupancy is issued for such unit (“Affordable Period”). For the purposes of this Proffer, the term “For Rent Affordable Dwelling Unit” means a dwelling unit that is i) affordable to households with income at not more than 60% of the area median income, or ii) leased to an individual or household that employs a Section 8 Housing Choice Voucher.
- c.** The Required Affordable Dwelling Units shall be identified on a layout plan, by unit, prior to the issuance of any certificate of occupancy for a residential unit within the Property (“Initial Designation”). The Owner reserves the right, from time to time after the Initial Designation, and subject to approval by the City, to change these unit(s), and the City’s approval shall not unreasonably be withheld so long as a proposed change does not reduce the number, size, or make-up of the affordable dwelling units, does not result in an Affordability Period shorter than required by these proffers with respect to any of the affordable dwelling units, and should avoid segregation of the affordable dwelling units.
- d.** Owner or PHA shall submit to the City’s Office of Community Solutions prior to the certificate of occupancy a marketing plan on how it will market the Required Affordable Dwelling Units. The marketing plan shall provide detailed information on how the Owner will target lower-income residents.
- e.** On or before February 1st of each calendar year, or an alternate date mutually agreed upon by the Owner and the City, the then current owner of each Required Affordable Dwelling Unit shall submit an Annual Report to the City on a template provided by the City’s Office of Community Solutions, identifying each Required Affordable Dwelling Unit by address and location, and verifying the household income of the occupant(s) of each Required Affordable Dwelling Unit.
- f.** The obligations regarding Required Affordable Dwelling Units referenced above shall be set forth within one or more written declaration of covenants recorded in the land records of the Charlottesville Circuit Court, in a form approved by the Office of the City Attorney, so that Owner’s successors in right, title and interest to the

Property shall have notice of and be bound by the obligations. The Required Affordable Dwelling Units shall be provided as for-rent units throughout the Rental Affordability Period.

**2. NON-PROFIT USES:**

Owner agrees to offer to sell commercial condominium space at the Property to two local non-profit organizations, namely Twice Is Nice and the Music Resource Center prior to offering for sale the space to any third parties. If Twice Is Nice does not purchase condominium space within sixty (60) days of the issuance of any certificate of occupancy for the Project, and provided that proffer section 1.b. is in effect, then Owner will increase the number of Required Affordable Dwelling Units referenced in proffer section 1.b. by two (2) units. Similarly, if the Music Resource Center does not purchase condominium space within sixty (60) days of the issuance of any certificate of occupancy for the Project, and provided that proffer 1.b. is in effect, then Owner will increase the number of Required Affordable Dwelling Units by two (2) units. If, however, Owner is able to sell commercial condominium space to any non-profit organization that is qualified as tax-exempt under the applicable regulations of the Internal Revenue Code, other than Twice Is Nice or the Music Resource Center, within one-hundred twenty (120) days of the issuance of certificate of occupancy, then Owner shall be relieved of the obligation to provide two (2) additional Required Affordable Dwelling Units for each qualified non-profit that purchases condominium space in the Property, as outlined in this paragraph. If proffer section 1.a. is in effect, and Owner is unable to sell the commercial space to non-profit organizations, then Owner will be released of the requirement for the additional affordable dwelling units referenced in this Section 2 above.

**3. GROCERY USE:**

Owner agrees to reserve a minimum of 5,000 square feet of commercial space at the Property for lease to a small grocery store or neighborhood grocery store that sells fresh produce. The space will be reserved exclusively for a grocery store use until the issuance of any certificate of occupancy for the Project.

**4. PROHIBITED USES:**

The following permitted by right land uses shall be excluded from the Property under B-3 Zoning Section 34-480:

Non-Residential: General and Misc. Commercial Uses: Gas station; Repair/servicing business (automobile); Car wash; Crematorium (independent of funeral home); Dry cleaning establishments; Drive-through windows; Taxi stand; Towing service, automobile.

Non-Residential: Industrial: Industrial equipment: service and repair; Wholesale establishments.

**5. MAXIMUM BUILDING HEIGHT:**

Notwithstanding the by-right seventy-foot (70') building height allowance in the B-3 District, the maximum building height permitted on the Property shall be sixty-five feet (65') or five stories. A five-foot step back shall apply to any story above the 4th story for the Cherry Avenue building frontage.

The maximum building height permitted within 40' of the Property's northern boundary, or rear property line, is further restricted to forty-five (45') feet or three (3) stories and is referred to herein as the "residential height zone." The

building height permitted in the residential height zone shall be a maximum of forty-five (45') feet and no more than three (3) stories measured from 457 feet above sea level for structures adjacent to 6th Street SW and from 454 feet above sea level for structures adjacent to 5th Street SW.

**6. MIXTURE OF USES:**

Development on the Property shall be mixed use. For the purposes of this proffer, "mixed use" means that no one type of use, such as residential, commercial, or institutional, may exceed 80% of the gross square footage on the Property.

and the City's Zoning Administrator shall update the Zoning District Map to reflect this reclassification of the Subject Property.

Approved as to form:

***Jacob P. Stroman***

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Jacob P. Stroman  
City Attorney

CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA



Agenda Date:	September 18, 2023
Action Required:	Consideration of a Special Use Permit
Presenter:	Matthew Alfele, City Planner
Staff Contacts:	Matthew Alfele, City Planner
Title:	<b>Resolution to approve a Special Use Permit for properties located at 501-507 Cherry Avenue, 0 5th Street SW, and 0 6th Street SW (1 reading)</b>

**Background**

Woodard Properties (applicant and owner) has submitted a Rezoning application and a Special Use Application for property located at 501 Cherry Avenue, 507 Cherry Avenue, 0 5th ST SW, and 0 6th ST SW and identified in the City's land records as Tax Map and Parcel (TMP) as 290179000, 290178200, 290177000, 290178100, and 290178000 (Subject Property). The applicant is pursuing a rezoning to change the existing zoning of the Subject Property from Cherry Avenue Mixed Use Corridor (CH) and Residential Small Lot (R-1S) to Commercial (B-3) with proffers. The proffers include:

- (1) a minimum of sixty affordable residential dwelling units should the residential portion of the development be sold to Piedmont Housing Alliance (PHA) or four to five (with proffered language that could increase the units to eight or nine) affordable dwelling units, for a minimum of six years, should a sales agreement between the owner and PHA not be executed by December 31, 2023;
- (2) Non-profit space will be provided for purchases for one-hundred twenty days after the issuance of the first certificate of occupancy (CO);
- (3) A minimum of 5,000 square feet of leased commercial space will be reserved for a grocery store that sells fresh produce until the issuance of the first CO;
- (4) The following uses within the B-3 Zoning district per Code Section 34-480 will be excluded from the Subject Property: Gas Station; Repair/servicing Business (automobile); Car Wash; Crematorium (independent of funeral home); Dry Cleaning Establishments; Drive-through windows; Taxi Stand; Towing Service, automobile; Industrial Equipment service and repair; and Wholesale Establishments;
- (5) A maximum building height shall not exceed sixty-five feet or five stories. A five foot step-back shall apply to any story above the fourth story for the Cherry Avenue frontage. Building height within forty feet of the rear (northern boundary) will be restricted to forty-five feet or three stories;
- (6) The development will be mixed use with no one type of use exceeding 80% of the gross square footage of the Subject Property.

The owner has also submitted an SUP application to increase the by-right density from 21 dwelling units per acre (DUA) to 87 DUA along with modifications to the setbacks and parking requirements. The setback modifications include the following: the 5th ST SW side will have a minimum of zero feet and a maximum of nine feet (creating a Build-to zone); the 6th ST SW side will have a minimum of zero feet and a maximum of nine feet (creating a Build-to zone); and all sides adjacent to Low

Density Residential will have a minimum setback of ten feet with S-3 Screening. The parking modifications include the following: for multifamily dwellings, 1/2 space for efficiency, 1-bedroom, and 2-bedroom units and 1 space per 3-bedroom and 4-bedroom units; for general retail and sales, 2.5 spaces per 1,000 SF of gross floor area; for grocery stores and pharmacies, 1 space per 500 SF of gross floor area; and an allowance for compact car spaces up to 40% of total spaces. The applicant is proposing a mixed-use development with up to 118 residential units and approximately 24,400 square feet of commercial space through new construction. The Subject Property is approximately 1.36 acres with road frontage on Cherry Avenue, 5th St. SW, and 6th St. SW. The Comprehensive Land Use Map for this area calls for Neighborhood Mixed Use Corridor and General Residential (Sensitive Community area).

## **Discussion**

The Planning Commission held an in-person and virtual joint Public Hearing with City Council on August 8, 2023 on this matter. The Planning Commission and City Council had the following comments on concerns:

- How the affordable housing aspect of the project will be achieved and what levels of affordability will be offered. Piedmont Housing Alliance (PHA) indicated they are aiming to provide affordable housing at the following for this project:
  - o 10% of the units available to households at 30% Area Median Income (AMI)
  - o 50% of the units available to households at 50% AMI
  - o 40% of the units available to households at 60% to 80% AMI
  - o All units available to households using Housing Choice Voucher
- Will a grocery store be viable in this location and what happens if the applicant cannot find a tenant for the space?
- Traffic could impact 5th ST SW and 6th ST SW.

Overall, both the Planning Commission and City Council believe the development will have a positive impact on the community if implemented as proposed. They were also impressed with the level of community engagement the applicant went to in partnering with the Fifeville Neighborhood Association. This partnership and engagement have built a lot of support from the neighborhood for this project. There was some concern from the Planning Commission and City Council in regard to the proffers as they are setup in a way that relies on different moving targets being met. There was also a concern that the proffers call out specific organizations and not just land uses. Despite these concerns, both bodies believe this development could be a model for other projects in the City moving forward.

Staff note: A recording of the meeting can be found at the following link. Discussion starts at the 04:08 mark.

[Link to recording of the Public Hearing](#)

Staff note: The full application for this project can be found at the following link. Materials start on page 65.

[Link to application, background materials and staff report](#)

## **Alignment with City Council's Vision and Strategic Plan**

If City Council approves the Rezoning and Special Use Permit request, the project could contribute to Quality Housing Opportunities for All and a Community of Mutual Respect aspects of the City Vision Statement.

## **Community Engagement**

On June 3, 2023, the applicant held a Community Meeting at Living Hope Outreach Church (824 Cherry Avenue) from 11:30am to approximately 2pm. The meeting was well attended with approximately forty members of the public participating and sharing their thoughts. There was positive feedback related to more affordable housing options in the neighborhood, nonprofit space, and a grocery store returning to the site. There were also concerns expressed with the mass/height, types of residential units being offered, and a historic lack of trust from the community with developers and the City. Below are some of the key takeaways from the meeting:

- Fifeville needs more affordable housing at different levels and styles.
- The building is too tall and will have a negative impact on the surrounding single family homes.
- Water and drainage are already an issue on 5th ST SW and 6th ST SW and this project will only make it worse.
- Parking will be an issue and will spill into the surrounding neighborhood.
- 5th ST SW and 6th ST SW are small narrow streets, and they will not be able to handle the additional traffic.
- Speeding is a problem on Cherry and the new development will be dangerous for pedestrians.
- Due to past developments and treatment of longtime residents in Fifeville, there is distrust with developers and the City.
- Safety and infrastructure improvements are needed around the development and should be a City priority.
- The community would like to see the site developed, but they want to make sure it is developed in a way that respects the community and gives back to the neighborhood.

The applicant took the feedback from the meeting and addressed it in their application.

On August 8, 2023, the Planning Commission held an in-person and virtual joint Public Hearing with City Council that was well attended by the public. Sixteen (16) members of the public spoke and expressed the following:

- Overwhelming support for the project and what it could provide to the community and City.
- Some concerns with traffic and parking, but these issues should be addressed by the City improving the infrastructure in Fifeville.
- Support for how the developer engaged the neighborhood.
- Concern that not all residents of Fifeville were involved and more community engagement was needed.

Any emails received by staff regarding this project have been forwarded to the Planning Commission and City Council.

## **Budgetary Impact**

This has no impact on the General Fund.

## **Recommendation**

The Planning Commission voted 4-0 to recommend the application be approved for the SUP.

Suggested motion:

"I move to approve the RESOLUTION for application SP23-00001 granting a Special Use Permit for

Properties located at 501-507 Cherry Avenue, 0 5th ST SW, and 0 6th ST SW, City Tax Map Parcels 290178000, 290178100, 290177000, 290178200, and 290179000 with conditions.”

### **Alternatives**

City Council has several alternatives:

- (1) by motion, take action to approve the attached resolutions granting the Special Use Permit as recommended by Planning Commission;
- (2) by motion, request changes to the attached resolutions, and then approve the Special Use Permit;
- (3) by motion, take action to deny the Special Use Permit; or
- (4) by motion, defer action on the Special Use Permit.

### **Attachments**

1. 501\_Cherry\_Ave\_SUP\_RESOLUTION\_9\_18\_23

**RESOLUTION GRANTING A SPECIAL USE PERMIT FOR THE PROPERTY LOCATED AT 501, 507 CHERRY AVENUE, 0 5<sup>TH</sup> STREET SOUTHWEST, AND 0 6<sup>TH</sup> STREET SOUTHWEST (TAX MAP PARCELS 290179000, 290178200, 290177000, 290178100, and 290178000)**

**WHEREAS** Woodard Properties is the owner of certain land identified within the City of Charlottesville real estate records as Parcels No. 290179000, 290178200, 290177000, 290178100, and 290178000 (the “Subject Property”), which has frontage on Cherry Avenue, 5<sup>th</sup> ST SW, and 6<sup>th</sup> ST SW; and

**WHEREAS** the Subject Property is located within B-3 (Commercial) zoning district, a district in which, according to the Use Matrix set forth within City Code 34-480, use of Residential Density up to 87 Dwelling Units per Acre (DUA) may be authorized by City Council by means of a Special Use Permit; and

**WHEREAS** the Project is described in more detail within the application materials submitted in connection with SP23-00001, as required by City Code §34-158 (collectively, the “Application Materials”); and

**WHEREAS** the City Council and the Planning Commission conducted a joint public hearing on August 8, 2023, following public notice given in accordance with applicable law; and

**WHEREAS** the Planning Commission considered and recommended approval of this application at their August 8, 2023 meeting, subject to conditions recommended within the Staff Report, and modified as discussed in the meeting; now, therefore,

**BE IT RESOLVED** by the Council for the City of Charlottesville, Virginia, that a Special Use Permit is hereby granted, to allow the Project as a permissible use of the Subject Property subject to the following conditions:

1. Per Section 34-480: Permitted Residential density up to 87 Dwellings Units per Acre (DUA) on the Subject Property.
2. Per Section 34-162: Alter the 5<sup>th</sup> ST SW side yard setback requirements to zero (0) feet minimum and nine (9) feet maximum, and at minimum fifty (50) percent of the building façade width must be in the build-to zone.
3. Per Section 34-162: Alter the 6<sup>th</sup> ST SW side yard setback requirements to zero (0) feet minimum and nine (9) feet maximum, and at minimum fifty (50) percent of the building façade width must be in the build-to zone.
4. Per Section 34-162: Alter the Cherry Avenue side yard setback requirements to zero (0) feet minimum and twenty-five (25) feet maximum, and at minimum fifty (50) percent of the building façade width must be in the build-to zone.
5. Per Section 34-162: Alter the yard setback abutting any Low Density Residential zoned district to ten (10) feet minimum.

6. Per Section 34-157(b): Any yard abutting a Low Density Residential zoned district shall provide S-3 Screening as defined in Section 34-871.
7. Per Section 34-162: Off-Street Parking shall be required at the following ratios:
  - a. Multifamily Dwelling Units:
    - i. For efficiencies, 1-bedrrom units, and 2-bedroom units = one-half (1/2) parking space per unit.
    - ii. For 3-bedroom units and 4-bedroom units = one (1) parking space per unit.
  - b. General Retail and Sales:
    - i. Two point five (2.5) spaces per 1,000 square feet of gross floor area.  
Storage space may be deducted from the square footage requirement.
  - c. Grocery Stores and Pharmacies:
    - i. One (1) space per 500 square feet of gross floor area.

Any off-street parking not listed above may adhere to the parking requirements found in Section 34-984. Notwithstanding the off-street parking standards listed in conditions 7 and 8, the applicant will work with the City's Traffic Engineer to develop a Master Parking Plan for the site. This plan will be kept on file with the City and may be updated or altered from time to time with authorization of the City's Traffic Engineer. The plan shall indicate how the developer will distribute available parking spots on site, how potential residents and commercial tenants are informed of their parking opportunities, and any possible offsite parking arrangements for residents, etc....

8. Per Section 34-162: Up to forty (40) percent of the off-street parking spaces may be designated to the dimensions for compact cars as defined in Section 34-977.
9. Per Section 34-157(b): The exterior of any parking garage (structured parking, parking deck...) shall be screened such that automobiles and the interior of the garage are not visible from Cherry Avenue, 5<sup>th</sup> ST SW, 6<sup>th</sup> ST SW, or abutting Low Density Residential zoned districts.
10. Per Section 34-157(b): The applicant will provide a five (5) feet by fifteen (15) feet concrete pad that is ADA accusable behind the sidewalk near the intersection of Cherry Avenue and 6<sup>th</sup> ST SW for a future transit stop.

CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA



Agenda Date:	September 18, 2023
Action Required:	Adoption of resolution
Presenter:	Chris Engel, Director of Economic Development
Staff Contacts:	Chris Engel, Director of Economic Development Jacob Stroman, City Attorney
Title:	<b>Resolution authorizing revenue bond financing on behalf of St. Anne's Belfield School (1 reading)</b>

**Background**

St. Anne's-Belfield, Inc. is a recognized 501(c)(3) organization that provides pre-school -12th grade education and operates a facility at 2132 Ivy Road in the City. The School has requested that the Economic Development Authority of the City of Charlottesville (the "Authority"), assist with the issuance of a tax-exempt revenue bond in an amount not to exceed \$3,000,000. The proceeds of the bonds will be used to renovate Randolph Hall, which is a student building with classrooms, an auditorium and common area. The bonds are not obligations of the Authority or the City and have no impact on the City's debt ratings. The bonds are payable solely by St. Anne's-Belfield.

The Authority is authorized under the Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2 of the Code of Virginia, to issue its revenue bonds to finance and refinance the acquisition, construction and equipping of facilities for use by organizations that are exempt from taxation pursuant to Section 501(c)(3) of the Internal Revenue Code. St. Anne's-Belfield has previously, in 2013 and in 2021, requested and received consideration for similar bond issuances in support of physical renovations to the schools' facilities.

**Discussion**

St. Anne's-Belfield employs 225 staff and serves 900 students annually. The school regularly partners with area non-profits and community groups by allowing use of the campus for various events. The \$6 million renovation project will involve a variety of design and technical professionals, suppliers and tradepeople for the duration of the project.

While the Authority will actually authorize the issuance of the proposed bonds, federal and state code provide that the highest elected governmental unit of the locality having jurisdiction over the issuer of private activity bonds and over the area in which any facility financed with the proceeds of private activity bonds is located must approve the issuance of the bonds. As required, the Authority held a public hearing at its meeting on August 17, 2023 with respect to the proposed tax-exempt bond issuance. Following the hearing, at which there was no opposition, the Authority unanimously approved a resolution in support of the proposed financing.

There are no Authority funds involved; the Authority is acting as a conduit to confer tax-exempt status on the bonds. There are no City funds involved, and the City's ability to issue its own bonds is not impacted by this transaction. In addition, there is no liability to either the Authority or the City as a result of the proposed transaction.

The documents associated with the proposed transaction have been thoroughly reviewed by borrower's counsel, bond counsel, lender's counsel and authority counsel and are deemed to be in compliance with federal and state requirements related to the issuance of tax-exempt bonds.

### **Alignment with City Council's Vision and Strategic Plan**

#### **Community Engagement**

A duly noticed public hearing was held by the Authority on August 17, 2023 with respect to the proposed tax-exempt bond issuance. No one appeared in opposition to the proposed financing.

#### **Budgetary Impact**

This resolution has no budgetary impact. The City is not obligated to pay any costs associated with this issue. Nor will it affect the city's taxing power or its ability to issue its own bonds.

#### **Recommendation**

Staff recommends approval of the attached resolution.

#### **Alternatives**

#### **Attachments**

1. St. Anne's Revenue Bond 2023 Council Packet
2. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE.9.13.2023

August 17, 2023

City Council of the City of Charlottesville, Virginia  
605 E Main Street  
2nd Floor  
Charlottesville, Virginia

**Economic Development Authority of the City of Charlottesville, Virginia  
Approval of Proposed Revenue Bond Financing  
for St. Anne's-Belfield, Inc.**

St. Anne's-Belfield, Inc., a Virginia nonstock corporation (the "Organization"), whose principal place of business is 2132 Ivy Road, Charlottesville, Virginia 22903, has requested that the Economic Development Authority of the City of Charlottesville, Virginia (the "Authority") issue up to \$3,000,000 of the Authority's revenue bonds, in one or more series at one time or from time to time (the "Bonds"). The Organization owns and operates St. Anne's-Belfield School, which consists of, among other things, a lower school and an upper school. The upper school is located on a campus (the "Campus") in and around 2132 Ivy Road, Charlottesville, Virginia 22903.

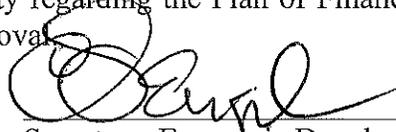
The Authority will loan the proceeds of the Bonds to the Organization to finance and refinance all or a portion of the costs associated with the projects described below:

(1) The acquisition, construction, developing and equipping of a portion of the renovation and expansion of Randolph Hall, which is located on the Campus.

(2) The financing, if and as needed, of capitalized interest on the Bonds, costs of issuance related to the issuance of the Bonds, working capital, other capital expenditures at the Campus and other related costs (collectively (1) and (2), the "Plan of Finance").

As set forth in the inducement resolution of the Authority attached hereto (the "Resolution"), the Authority has provided initial approval of the Bonds. The Authority has conducted a public hearing on the Plan of Finance and has recommended that you approve the Plan of Finance and the issuance of the Bonds by the Authority as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, and Section 15.2-4906 of the Code of Virginia of 1950, as amended (the "Virginia Code").

Attached hereto is (1) a certificate evidencing (A) the conduct of the public hearing, and (B) the resolution adopted by the Authority regarding the Plan of Finance, and (2) the form of resolution suggested to evidence your approval.



Secretary, Economic Development Authority of the  
City of Charlottesville, Virginia

## CERTIFICATE

The undersigned Secretary of the Economic Development Authority of the City of Charlottesville, Virginia (the "Authority"), hereby certifies as follows:

1. A meeting of the Authority was duly called and held on Thursday, August 17, 2023, at 4:00 p.m. before the Authority, at CitySpace, 100 5th Street, Charlottesville, Virginia 22902, pursuant to proper notice given to each Director of the Authority before such meeting. The meeting was open to the public. The time of the meeting and the place at which the meeting was held provided a reasonable opportunity for persons of differing views to appear and be heard.
2. The Chair announced the commencement of a public hearing on the request of St. Anne's-Belfield, Inc., a Virginia nonstock corporation organized under the laws of the Commonwealth of Virginia, and that a notice of the hearing was published once in a newspaper having general circulation in the City of Charlottesville, Virginia (the "Notice"), with the publication appearing not less than seven days prior to the hearing date. A copy of the Notice has been filed with the minutes of the Authority and is attached as Exhibit A.
3. A summary of the statements made at the public hearing is attached as Exhibit B.
4. Attached as Exhibit C is a true, correct and complete copy of the inducement resolution (the "Resolution") adopted at such meeting of the Authority by a majority of the Directors present at such meeting. The Resolution constitutes all formal action taken by the Authority at such meeting relating to matters referred to in the Resolution. The Resolution has not been repealed, revoked, rescinded or amended and is in full force and effect on this date.

WITNESS my hand and the seal of the Authority, as of August 17, 2023.



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Secretary, Economic Development Authority of the  
City of Charlottesville, Virginia

[SEAL]

Exhibits:

- A – Notice of Public Hearing
- B – Summary of Statements
- C – Inducement Resolution

**EXHIBIT A**  
**NOTICE OF PUBLIC HEARING**  
(See Attached)

# The Daily Progress

Advertising Affidavit

Account Number

3644365

P.O. Box 9030  
 Charlottesville, Virginia 22906  
 (434) 978-7215

Date

August 10, 2023

MCGUIREWOODS LLP  
 1750 TYSONS BOULEVARD  
 SUITE 1800;  
 MC LEAN, VA 22102-4215

Date	Category	Description	Ad Size	Total Cost
08/19/2023	Meetings and Events	NOTICE OF PUBLIC HEARING ON PROPOSED REVENUE B	2 x 0 L	511.10

**NOTICE OF PUBLIC HEARING ON PROPOSED REVENUE BOND FINANCING BY ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHARLOTTESVILLE, VIRGINIA**

Notice is hereby given that the Economic Development Authority of the City of Charlottesville, Virginia ("Authority") whose address is 610 East Market Street, Room 8226, Charlottesville, Virginia 22902, will hold a public hearing on the application of St. Anne's-Belfield, Inc. (the "Borrower"), whose address is 2132 Ivy Road, Charlottesville, Virginia 22903, requesting the Authority to issue up to \$3,000,000 of its revenue bonds (the "Bonds"), in one or more series, at one time or from time to time. The Bonds are expected to be issued as qualified 501(c)(13) bonds as defined in Section 145 of the Internal Revenue Code of 1986, as amended (the "Code"). The Borrower owns and operates St. Anne's-Belfield School, which consists of, among other things, a lower school and an upper school. The upper school is located on a campus (the "Campus") in and around 2132 Ivy Road, Charlottesville, Virginia 22903.

The Authority will loan the proceeds of the Bonds to the Borrower to finance and reimburse the costs associated with the projects described below (the "Projects"):

- (1) The acquisition, construction, developing and equipping of a portion of the renovation and expansion of Randolph Hall, which is located on the Campus.
- (2) The financing, if and as needed, of capitalized interest on the Bonds, costs of issuance related to the issuance of the Bonds, working capital, other capital expenditures at the Campus and other related costs.

The Bonds will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia (the "Commonwealth") or any political subdivision thereof, including the Authority and the City of Charlottesville, Virginia. Neither the Commonwealth nor any political subdivision thereof, including the Authority and the City of Charlottesville, Virginia, shall be obligated to pay the Bonds, or the interest thereon, or the costs incident thereto, except from the revenues and monies received from the Borrower and pledged thereto, and neither the faith and credit nor the taxing power of the Commonwealth nor any political subdivision thereof, including the Authority and the City of Charlottesville, Virginia, will be pledged to the payment of the principal or interest on such Bonds or other costs incident thereto.

The public hearing, which may be continued or adjourned, will be held at 4:00 p.m. on Thursday, August 17, 2023, before the Authority, at CitySpace, 100 5th Street, Charlottesville, Virginia 22902. Any person interested in the issuance of the Bonds or the location or nature of the proposed Projects may appear at the hearing and present his or her views. Information regarding the Borrower's request is on file and is open for inspection at the Authority's office at 610 East Market Street, Room 8226, Charlottesville, Virginia 22902, during business hours.

ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHARLOTTESVILLE, VIRGINIA

**Publisher of the Daily Progress**

This is to certify that the attached NOTICE OF PUBLIC HEARING was published by the Daily Progress in the city of Charlottesville, in the State of Virginia, on the following dates:

08/10/2023

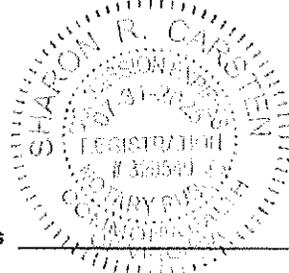
The First insertion being given ... 08/10/2023

Newspaper reference: 0001438168

Sworn to and subscribed before me this Thursday, August 10, 2023

*Sharon R. Carsten*  
 Notary Public

*Sharon R. Carsten*  
 Billing Representative



State of Virginia  
 County of Hanover  
 My Commission expires

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU

## **EXHIBIT B**

### **SUMMARY OF STATEMENTS**

[[[Representatives of St. Anne's-Belfield, Inc. and McGuireWoods LLP appeared before the Authority to describe the project and the proposed bond issue. No one appeared in opposition to the proposed bond issue.]]]

**EXHIBIT C**  
**INDUCEMENT RESOLUTION**

(See Attached)

[Proposed form of City Council Resolution]

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA REGARDING THE APPROVAL OF ISSUANCE OF BONDS BY THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHARLOTTESVILLE, VIRGINIA FOR THE BENEFIT OF ST. ANNE'S-BELFIELD, INC.**

WHEREAS, the Economic Development Authority of the City of Charlottesville, Virginia (the "Authority") is empowered by the Industrial Development and Revenue Bond Act, Chapter 49, Title 15.2 of the Code of Virginia of 1950, as amended (the "Act") to issue its revenue bonds for the purposes of, among other things, financing or refinancing the construction and equipping of facilities for private, accredited and nonprofit institutions of elementary, or secondary education that are exempt from taxation pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), thereby promoting the safety, health, welfare, convenience, and prosperity of the residents of the Commonwealth of Virginia (the "Commonwealth");

WHEREAS, the Authority has approved the application of St. Anne's-Belfield, Inc., a Virginia nonstock corporation (the "Organization"), whose primary business address is 2132 Ivy Road, Charlottesville, Virginia 22903, requesting that the Authority issue up to \$3,000,000 of its revenue bonds in one or more series at one time or from time to time (the "Bonds");

WHEREAS, the Organization owns and operates St. Anne's-Belfield School, which consists of, among other things, a lower school and an upper school. The upper school is located on a campus (the "Campus") in and around 2132 Ivy Road, Charlottesville, Virginia 22903;

WHEREAS, the Authority will loan the proceeds of the Bonds to the Organization to finance and refinance all or a portion of the costs associated with the projects described below:

(1) The acquisition, construction, developing and equipping of a portion of the renovation and expansion of Randolph Hall, which is located on the Campus; and

(2) The financing, if and as needed, of capitalized interest on the Bonds, costs of issuance related to the issuance of the Bonds, working capital, other capital expenditures at the Campus and other related costs (collectively (1) and (2), the "Plan of Finance");

WHEREAS, following notice given as required by Section 147(f) of the Code and Section 15.2-4906 of the Act, the Authority held a public hearing on August 17, 2023, regarding the Plan of Finance and issuance of the Bonds as required by Section 147(f) of the Code and Section 15.2-4906 of the Act;

WHEREAS, Section 147(f) of the Code provides that the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facility financed with the proceeds of private activity bonds is located must approve the issuance of the bonds and Section 15.2-4906 of the Act sets forth the procedure for such approval;

WHEREAS, the Authority issues its bonds on behalf of the City of Charlottesville, Virginia (the "City"), and the facilities to be financed and refinanced with the proceeds of the Bonds are located in the City and the City Council of the City (the "City Council"), constitutes the highest elected governmental unit of the City;

WHEREAS, in accordance with Section 15.2-4906 of the Act, the Authority has recommended that the City Council approve the Plan of Finance and the issuance of the Bonds, solely to the extent required by Section 147(f) of the Code and Section 15.2-4906 of the Act; and

WHEREAS, a copy of the Authority's inducement resolution approving the issuance of the Bonds, subject to the terms to be agreed upon, and a certificate of the public hearing have been filed with the City Council.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA AS FOLLOWS:**

1. Subject to paragraph (2) below, the City Council hereby approves the issuance of the Bonds, in an aggregate principal amount up to \$3,000,000, by the Authority for the benefit of the Organization, solely to the extent required by Section 147(f) of the Code and Section 15.2-4906 of the Act, to permit the Authority to assist in accomplishing the Plan of Finance.

2. The approval of the issuance of the Bonds by the City Council does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Plan of Finance or the Organization, the economic viability of the facilities to be financed as part of the Plan of Finance, or any other matters relating to the Bonds, the facilities to be financed or refinanced with the proceeds of the Bonds, or the Plan of Finance. The Bonds shall not constitute a debt, liability or obligation of the City. In accordance with the Act, the Bonds shall not be deemed to constitute a debt or a pledge of the faith and credit or taxing power of the Commonwealth or any political subdivision thereof, including the Authority and the City. The Bonds shall provide that neither the Commonwealth, nor any political subdivision thereof, including the City and the Authority, shall be obligated to pay the principal of or interest on the Bonds or other costs incident thereto except from the revenues and moneys pledged therefor by the Organization.

3. This resolution shall take effect immediately upon its adoption.

[SEAL]

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Clerk, City Council, City of Charlottesville, Virginia

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTESVILLE, VIRGINIA REGARDING THE APPROVAL OF ISSUANCE OF BONDS BY THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CHARLOTTESVILLE, VIRGINIA FOR THE BENEFIT OF ST. ANNE'S-BELFIELD, INC.**

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WHEREAS, following notice given as required by Section 147(f) of the Code and Section 15.2-4906 of the Act, the Authority held a public hearing on August 17, 2023, regarding the Plan of Finance and issuance of the Bonds as required by Section 147(f) of the Code and Section 15.2-4906 of the Act; and

WHEREAS Section 147(f) of the Code provides that the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facility financed with the proceeds of private activity bonds is located must approve the issuance of the bonds and Section 15.2-4906 of the Act sets forth the procedure for such approval; and

WHEREAS the Authority issues its bonds on behalf of the City of Charlottesville, Virginia (the City"), and the facilities to be financed and refinanced with the proceeds of the

Bonds are located in the City and the City Council of the City (the "City Council"), constitutes the highest elected governmental unit of the City; and

WHEREAS, in accordance with Section 15.2-4906 of the Act, the Authority has recommended that the City Council approve the Plan of Finance and the issuance of the Bonds, solely to the extent required by Section 147(f) of the Code and Section 15.2-4906 of the Act; and WHEREAS, a copy of the Authority's inducement resolution approving the issuance of the Bonds, subject to the terms to be agreed upon, and a certificate of the public hearing have been filed with the City Council.

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2. The approval of the issuance of the Bonds by the City Council does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Plan of Finance or the Organization, the economic viability of the facilities to be financed as part of the Plan of Finance, or any other matters relating to the Bonds, the facilities to be financed or refinanced with the proceeds of the Bonds, or the Plan of Finance. The Bonds shall not constitute a debt, liability or obligation of the City. In accordance with the Act, the Bonds shall not be deemed to constitute a debt or a pledge of the faith and credit or taxing power of the Commonwealth or any political subdivision thereof, including the Authority and the City. The Bonds shall provide that neither the Commonwealth, nor any political subdivision thereof, including the City and the Authority, shall be obligated to pay the principal of or interest on the Bonds or other costs incident thereto except from the revenues and moneys pledged therefor by the Organization.

3. This resolution shall take effect immediately upon its adoption.

[SEAL]

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Clerk, City Council, City of Charlottesville, Virginia

Approved as to form:

**Jacob P. Stroman**

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Jacob P. Stroman  
City Attorney



# **City Manager's Report**

## **September 18, 2023**

*Offices of the City Manager  
& City Departments*

## UPDATES FROM CITY MANAGER SAMUEL SANDERS, JR

- Responses to Community Matters
  - Many thanks to Marta Keane for presenting the JABA 2022 Annual Report. It was nice to see and hear the great things being done to support seniors in our community. Aging in Place is important, and the residents are blessed to have JABA committed to tending to their needs and independent living, where possible.
  - As affordable housing remains one of the most critical issues facing Charlottesville, the most vulnerable are those who remain unhoused in our community. We remain focused on the issue and on exploring the various gaps that exist in serving the continuum of needs of the unhoused. We have multiple conversations in progress, and the goal is for the city to determine what specifically our staff may be able to do to help reduce the number of people needing permanent supportive intervention. We know this issue requires a collaborative response, so we seek opportunities to address these critical needs jointly.
- Administrative Matters
  - The Rivanna Water and Sewer Authority (RWSA), Albemarle County Service Authority, and City of Charlottesville Utilities Department report that they are prepared to meet the community's public drinking water needs despite below normal rainfall. However, water conservation is encouraged for public and private well users as drought-like conditions occur throughout central Virginia.
- Good News!
  - I join Chief Kochis in congratulating the recent additions to his leadership team:
    - Steve Knick was appointed Assistant Chief, overseeing the Administrative Services Division and Professional Services Division.
    - Daniel Meehan was appointed Assistant Chief, overseeing the Patrol Operations Division and Criminal Investigations Division.
    - Larry Jones was promoted to Captain to lead the Patrol Operations Division.
- Update on Manager's Transition
  - Below is a message that I shared this month with All Staff in our Cville360 Newsletter:

It has been a little more than 30 days since I took the short walk over to the big office where the load is heavy, and the days are long. But I have no regrets, and I feel good. I am inspired to give it my all and to always strive to do a great job. I have met a lot of people in the past few weeks, and I have been offered various thanks and appreciation for being willing to take the "hot seat". I have also been offered prayers for being able to occupy the seat for what many have expressed as a desire for a long time. All that I have said in response is: "Thank you, and I am here to serve for as long as I can". In serving, I hope to make a difference, to show others how to do the same, and to leave a lasting impact on this organization.

So, let's first talk about SERVICE. Service is doing something for or helping others. We, as public servants, are doing a host of things each and every day for a community with high expectations. Daily, we are providing general services, offering critical care, meeting various needs, prioritizing quality of life, delivering opportunities, enhancing

neighborhoods, connecting a community, designing a healthy future, and so much more. We are innovators and builders, developers and dreamers, motivators and instigators. We are so much more than our individual titles. But what we all are, no matter the assignment: servants of the public.

A public servant is not often thanked and many times underappreciated. They work hard and can be accused of not doing enough. They show up in the toughest of times. They give up hours away from their families. And they push hard despite sometimes being exhausted. The best of public servants never complains because they know they are needed and their service is bigger than anything.

It's the commitment to service that makes all the difference. We, as public servants, should strive to always be impactful. It's the impact that shows we have made the difference. We are mission-driven and purpose-built. We do our work, and we give it all that we have. We appreciate the recognition and fanfare when it comes, but we don't wait for it in exchange for doing a great job. Instead, we do our best and know that someone – even the City Manager – will recognize that we did well.

I offer this to you as my vision for the City of Charlottesville – the organization. I would welcome this statement as a clear and evident description of working for the city. I recognize that means I have some things to address and some problems to solve. I have some processes and a few procedures to define. As I work on those things, I remain inspired that the collective WE that forms this organization will be service-driven and impact-focused. We will do our jobs to the best of our abilities because people rely on us. They trust us to be responsible stewards of every taxpayer dollar that we spend. They hope we will remember to be inclusive. And they need us to be intentional.

So, as I continue to occupy the seat of the city manager, I will support you in the work that we do so we not only meet but exceed the expectations of our public. I respect that as our charge, and I applaud your commitment.

#### UPDATES FROM DEPUTY CITY MANAGER ASHLEY MARSHALL

- Commendation from Senator Mark Warner
  - The Parks & Recreation Department recently received a letter of congratulations from Senator Mark Warner on being selected as the 2023 Best Place for Outdoor Singles to Live by Blue Ridge Outdoors Magazine. Sen. Warner noted that the award is “a testament to your hard work and dedication to providing meaningful outdoor recreational activities to Virginians”. The Department is deeply appreciative of the note from the Senator.

#### UPDATES FROM INTERIM DEPUTY CITY MANAGER STEVEN HICKS

- Staffing
  - Charlottesville Are Transit is hiring! Current positions available:
    - Assistant Director of Operations
    - Assistant Director of Maintenance
    - Sr. Project Manager
    - Marketing Coordinator
    - And we are always hiring bus drivers!
    - **Come work for CAT! Apply now!**
  - The Interim Deputy City Manager of Operations and the Public Works Engineering Division for Transportation attended the Virginia Department of Transportation (VDOT) Local Programs Workshop 2023 to hear from the VDOT’s Commissioner Stephen Brich regarding the challenges and success that the localities are having administering federally and state funded projects. The workshop is intended for local public agency staff to provide training for program management, project development and delivery of projects on-time and on-budget.

## CITY DEPARTMENTAL UPDATES

- **Charlottesville Area Transit** – Director Garland Williams (he/him)
  - Hiring Trends (Pupil Transportation): CAT would like to note that 3 of 6 potential School Drivers have completed the Background Verification process and will complete the City Drug & Alcohol testing by Friday, September 22, 2023. All 3 potential drivers have obtained their CDL Learner's Permit. Additionally, 3 potential School Drivers from the Network2Work/PVCC program are in the Background Verification process. (The number of potential drivers from Network2Work has decreased by 2.)
  
- **Charlottesville Fire Department** –Chief Michael Thomas (he/him)
  - Community Events:
    - CFD actively participated in the Paint the Town Orange celebration. CFD provided the lead unit in the parade ahead of the marching band, clearing the way down the mall to the Ting Pavilion. CFD also had an ambulance on standby and Tower 10 hanging the UVA flag over the downtown mall.
    - On September 10th, CFD members participated in the 9/11 Stair Climb at Monticello High School. By making the climb, first responders demonstrate their reverence for those who sacrificed their lives to protect and serve the people of our country.
    - The Fontaine Fire Station Lobby was opened Monday, September 11, 2023, from 9 AM. to 5 PM as a space dedicated to reflecting and viewing the city's artifacts from September 11, 2001. Community members joined us as we remembered first responders who made the ultimate sacrifice on that fateful day.
    - CFD participated with Albemarle County Fire/Rescue in the 24-hour Rowing for Responders event to bring attention to first responders' mental health.
    - CFD was in the command post and provided fire and EMS services throughout the stadium at the UVA-JMU football game on September 9.
  - Staffing:
    - The Deputy Fire Chief Process is underway.
  
- **Charlottesville Police Department** – Chief Michael Kochis (he/him)
  - Recruitment and retention:
    - The Police Department currently has 16 vacancies. This is down from 30 vacancies that existed in January of 2023. Recruitment and hiring efforts continue.
  - Strategic Planning:
    - The Police Department has completed most of its focus groups and is reviewing the information to develop its three-year strategic plan. This will guide the department moving forward as it works towards building community partnerships, addressing gun violence, addresses recruitment and retention, and addressing the treatment and wellness of its staff.

- **Project Safe Neighborhoods:**
  - The Police Department has partnered with local and federal law enforcement to address gun violence and high-level drug trafficking organizations in the region. A recent investigation yielded the federal indictments of 19 individuals, the seizure of 20 firearms, and several thousand grams of fentanyl. These efforts will continue.
- **Community Partnerships:**
  - The community police academy will be advertised in the next several weeks. This is a ten-week program where community stakeholders attend once a week to learn about the police department and engage with its officers. The Police Department Community Action Team continues to meet monthly to discuss policy and make recommendations on best practices.
- **Human Resources – Director Mary Ann Hardie (she/her)**
  - The HR Department is excited to share that a new HR Analyst is joining their team. Sherika Baker will be starting on 9/27/23 and will be providing organizational support with employee and labor relations/collective bargaining and classification and compensation.
    - The Department of Human Resources continues to work on completing many hires in multiple departments. Please go to our website to see all openings and encourage eligible applicants to apply: <https://www.charlottesville.gov/695/Employment-with-the-City-of-Charlottesvi>
- **Human Services – Director Misty Graves (she/her)**
  - The Department of Human Services has three highlights to share for this City Manager's Report:
    - The Vibrant Community Fund will launch their application process on Sept. 20, 2023; the closing date is Oct 20, 2023. For technical assistance, non-profit organizations may contact him at [smithha@charlottesville.gov](mailto:smithha@charlottesville.gov).
    - Misty Graves and Daniel Fairley will present on a panel during the Karsh Institute's Democracy 360 symposium from 11:45-12:45 on Thursday, October 19, at the Colonnade Club titled Democratization of Data: Local Data, Local Governance. The panel will address how communities need locally relevant data to inform policymaking and hold local governments accountable. How can the collaboratively produced *Stepping Stones* report promote a shared understanding of and action to improve community well-being at the local level? The final *Stepping Stones* report will be released on September 18th.
    - CAYIP, the City's student internship program run by the Department of Human Services, will launch its fall school-year session on Monday, September 18th, with 18 city residents!
- **Information Technology – Director Steve Hawkes (he/him)**
  - The Department would like to share a few notable projects:

- Downtown Mall Wifi - The city's project with Ting to extend free Wi-Fi to the east end of the Downtown Mall has restarted after a long wait while required equipment for the project was on backorder. We hope the project will be completed sometime this Fall.
  - SAP Upgrade to S/4Hana- The core SAP team was recently given presentations by the consultant groups that are finalists for implementing the City's SAP upgrade. The selection of a vendor should occur in the next month or so.
  - City Attorney intake system - the IT Applications Team is partnering with the City Attorney's Department to develop a software system for managing requests made to the department. The App Team is currently in the design and development phase of the project.
  - Network Core Switch Upgrade - On Sunday, 9/10, the City's Networking and Operations Teams replaced the City's Core Switches. The City's core switches, essentially the brains of the City's network, have been due to be replaced for a number of years, so the project is a much-needed upgrade of our IT infrastructure.
  - City Website Refresh - As part of the City's contract with CivicPlus, our website vendor, we will be undergoing a refresh of the City's website. The project timeline is about six months and will focus on the website's design.
- **Neighborhood Development Services** – Director James Freas (he/him)  
[Details Here]
  - **Parks & Recreation** – Acting Director Riaan Anthony/ Director Dana Kasler (he/him)
    - Farmers Markets (<https://www.charlottesville.gov/619/Charlottesville-Farmers-Markets/>):
      - The Department is happy to announce that the City Market and Farmers in the Park now accept EBT/SNAP, Fresh Match, and Senior Farmers Market Nutritional Program Vouchers at the markets.
      - The Department celebrated National Farmers Market Week (August 6-12) and released a commemorative 50<sup>th</sup> Anniversary poster for sale at the markets.
    - Meadowcreek Golf (<https://www.meadowcreekgolf.org/>)
      - The City's municipal golf course hosted the City Four-Ball Championship on August 13.
      - Charlottesville High School golf team has begun their season at Meadowcreek with practices and matches.
      - Registration is open for the City's Ladies Amateur Championship on September 23. Interested golfers can register online at: <https://shorturl.at/yDST9>
    - Adaptive Recreation (<https://www.charlottesville.gov/368/Adaptive>)
      - Parks and Recreation is proud to announce that its Adaptive Recreation team was able to return to hosting full days and seven weeks of summer camps for youth and young adults who need more support than a traditional summer camp can provide. Last year, we ran for five weeks with shortened hours. Our camps were filled, and we had waiting lists that we could accommodate on certain weeks when additional staff could assist.

- Adaptive brought back overnight programs (the last one was in February 2020) with a three-day trip that included tent camping at Lake Anna, Rock Climbing, and White-Water Rafting. Participants had an excellent experience. Parents and caregivers were also excited about the return of this offering.
- Aquatic Recreation (<https://www.charlottesville.gov/276/Aquatics>)
  - Parks and Recreation’s Aquatics team was able to offer a regular swimming schedule and was open seven days a week throughout the summer at all our pools (Washington, Onesty outdoor Pool, and Smith AFC), including 30 classes/programs which had roughly 350+ participants.
  - The Swordfish, the City’s swim team, also had a great summer season participating in Jefferson Swim League. They placed 8th in the league at CHAMPS and secured our place in the second tier for the 2024 season. We had 164 participants -- an increase of about 20 new swimmers.
- **Public Works** – Director Stacey Smalls (he/him)
  - Environmental Sustainability:
    - The 2023 Climate Work Plan has been posted at <https://www.charlottesville.gov/1085/Climate-Action-Planning>
    - The City of Charlottesville has been approved by DEQ as a Virginia Environmental Excellence Program (VEEP) Sustainability Partner for 2023. This approval is in recognition of the numerous significant environmental achievements of the City of Charlottesville and the ambitious sustainability goals you have set for the future. This status has been achieved in the 11th year in a row.
    - Jill Greiner, Water Efficiency Coordinator, is the recipient of the Alliance for Water Efficiency’s 2023 Volunteer Appreciation Award. Congratulations!
    - The Schenks Branch Tributary Stream Restoration project is kicking off. To learn more about the restoration project, please visit the following StoryMap: <https://storymaps.arcgis.com/stories/28dcc35f534e4ddcac5d26d934f0488a>
- **Utilities** – Director Lauren Hildebrand (she/her)
  - Charlottesville Utilities provides multiple ways to help residents prepare their homes for winter weather, especially homes that are potentially under-insulated, like the many in our area built before 1970 – the first year Virginia enacted insulation code requirements. Entering its fourth year, the Charlottesville Gas Energy Efficiency Program (CGEEP) provides qualified households with free home weatherization improvements, and with newly updated income qualification levels, even more, households can save energy and live more comfortably. Now, a family of four qualifies for CGEEP with a total household income of \$88,800, and a family of two with the primary account holder aged 60 or older qualifies with a total household income of \$108,500. And if you don’t qualify for CGEEP, Utilities also offers cost- and energy-saving rebates towards upgrading attic insulation and installing a programmable thermostat.

Postcards highlighting details on Utilities' weatherization resources will be sent to all area homes built before 1970, and Utilities encourages all residents, regardless of when their home was built, to visit [www.charlottesville.gov/utilities](http://www.charlottesville.gov/utilities) for more information on our Utility Incentives.

- **Social Services** – Director Sue Moffett (she/her)
  - Should any member of the Charlottesville community need assistance, please contact the Department of Social Services at 434-970-3400 for additional information.
    - Comuníquese con el Departamento de Servicios Sociales al 434-970-3400 para obtener información adicional.