



**CITY COUNCIL SPECIAL MEETING
October 3, 2023**

WORK SESSION

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

6:00 PM City Council Work Session

I. Call to Order/Roll Call

II. Presentation of Work Session Topic – "Displacement"

James Freas, Director of Neighborhood Development Services

III. Council Discussion

IV. Adjournment

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. 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. The City of Charlottesville requests that you provide a 48-hour notice so that proper arrangements may be made.

The meeting notice was published simultaneously to the public and the governing body on 9/20/23.

CITY OF
CHARLOTTESVILLE



Office of Real Estate Assessment
PO Box 911, City Hall
Charlottesville, VA 22902
Telephone: 434-970-3136
FAX: 434-970-3232
Website: www.charlottesville.gov

September 18, 2023

Mr. Sam Sanders
City Manager
605 E. Main Street
Charlottesville, VA 22902

Dear Sam,

This letter is in response to your email of September 14, regarding the proposed changes in the Zoning Code.

The Assessor's Office will not immediately revise assessments to match "what can be built on site." To my knowledge, no one in the Assessor's Office made that statement.

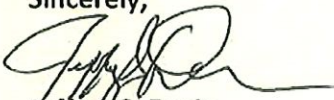
I think it is logical to assume, that by increasing the density, property values may rise over time, but there is no basis for an immediate increase in assessments.

The Assessor's Office analyzes sales data to determine real estate assessments. Until there is sufficient sales information to provide direction, we will not adjust the present values.

I hope this answers your question and provides additional helpful information.

Please let me know if you need clarification.

Sincerely,



Jeffrey S. Davis
City Assessor



City of Charlottesville Anti-Displacement Toolkit Policy [DRAFT] Framework Council Work Session October 3, 2023

Presented by the Office of Community Solutions

Staff: Antoine M. Williams, Housing Program Manager

What is Anti-Displacement?

Placement is defined as the action of putting someone or something in a particular place or the fact of being placed or the action of finding a home, job, or school for someone.

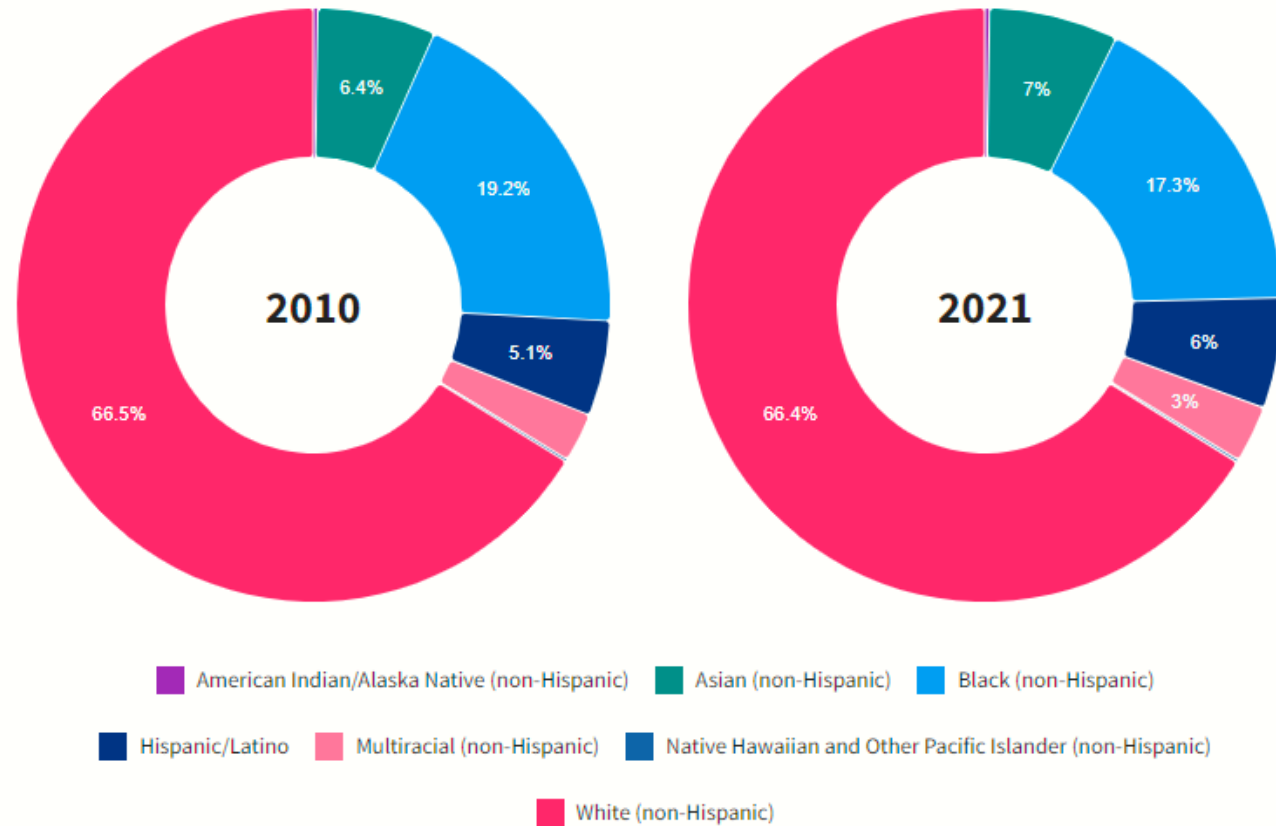
Anti-displacement generally refers to strategies and policies to prevent the involuntary displacement of long-standing, often lower-income residents from their neighborhoods due to gentrification or other development pressures. An anti-displacement strategy framework aims to create inclusive, stable communities where residents can afford to live and thrive.

How has the racial and ethnic makeup of Charlottesville city changed?

In **2021**, Charlottesville city was more diverse than it was in 2010. In **2021**, the **white (non-Hispanic)** group made up **66.4%** of the population compared with **66.5%** in **2010**.

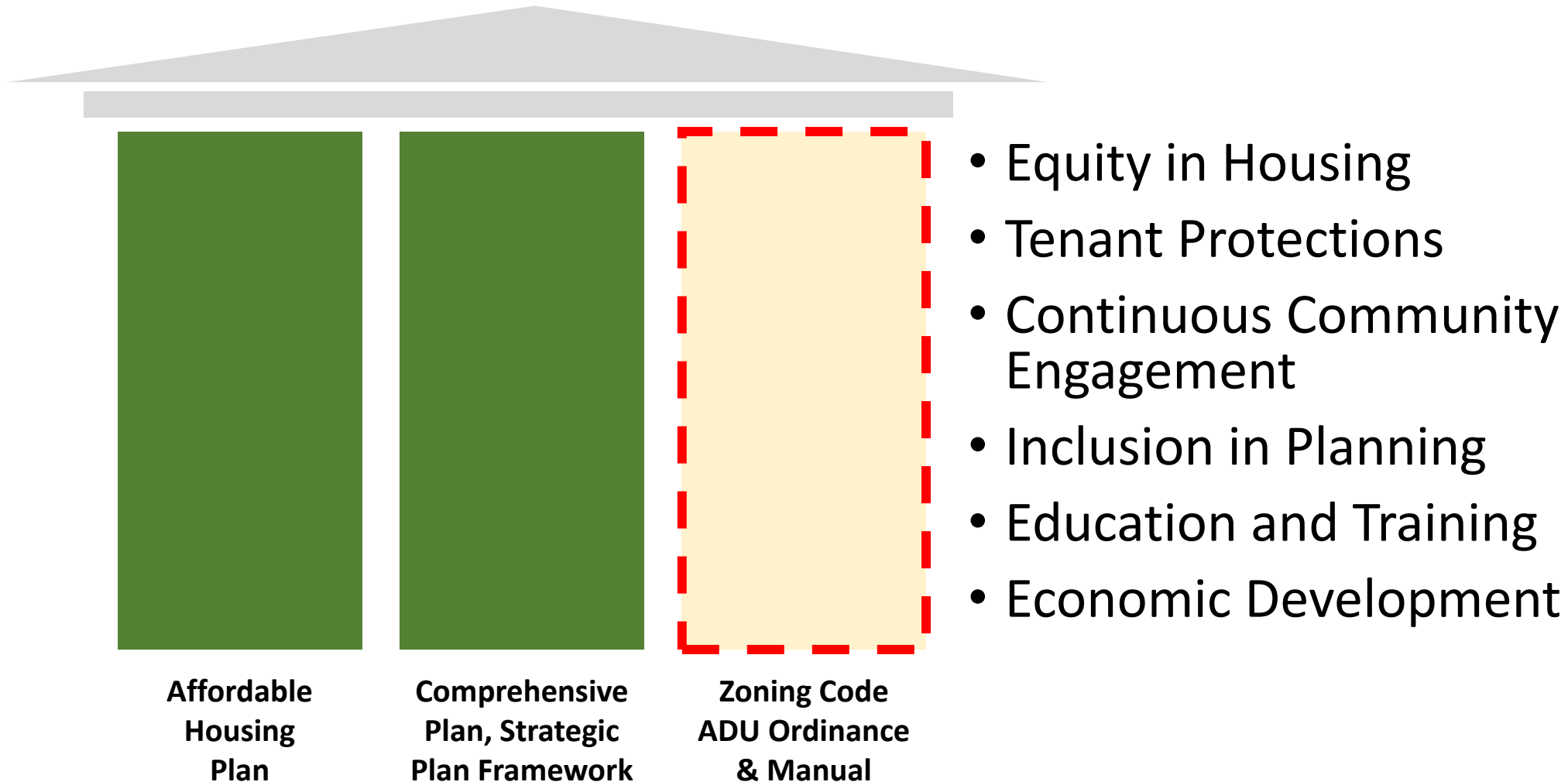
Between **2010** and **2021**, the share of the population that is **Hispanic/Latino** grew the most, increasing **0.8** percentage points to **6%**. The **Black (non-Hispanic)** population had the largest decrease dropping **1.9** percentage points to **17.3%**.

Racial makeup of Charlottesville city

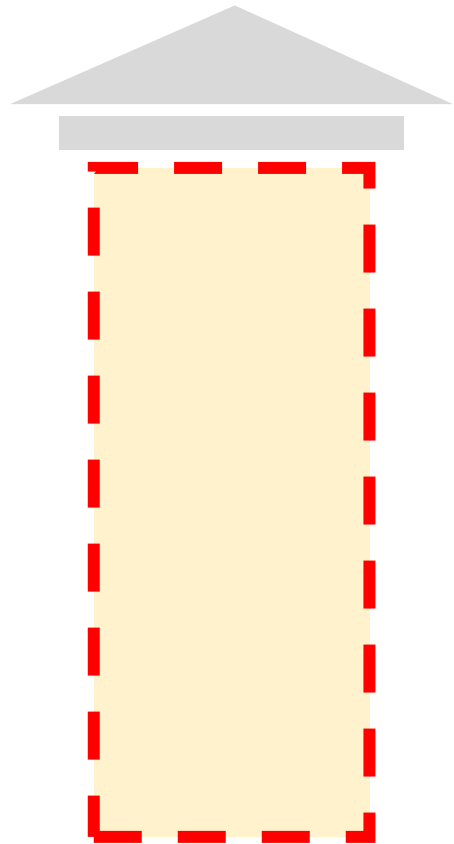


Source: [Census Bureau](#), as cited [USAFACTS.org](#) (accessed Oct 2023)

3 of 4 components for the City of Charlottesville Anti-displacement Framework:



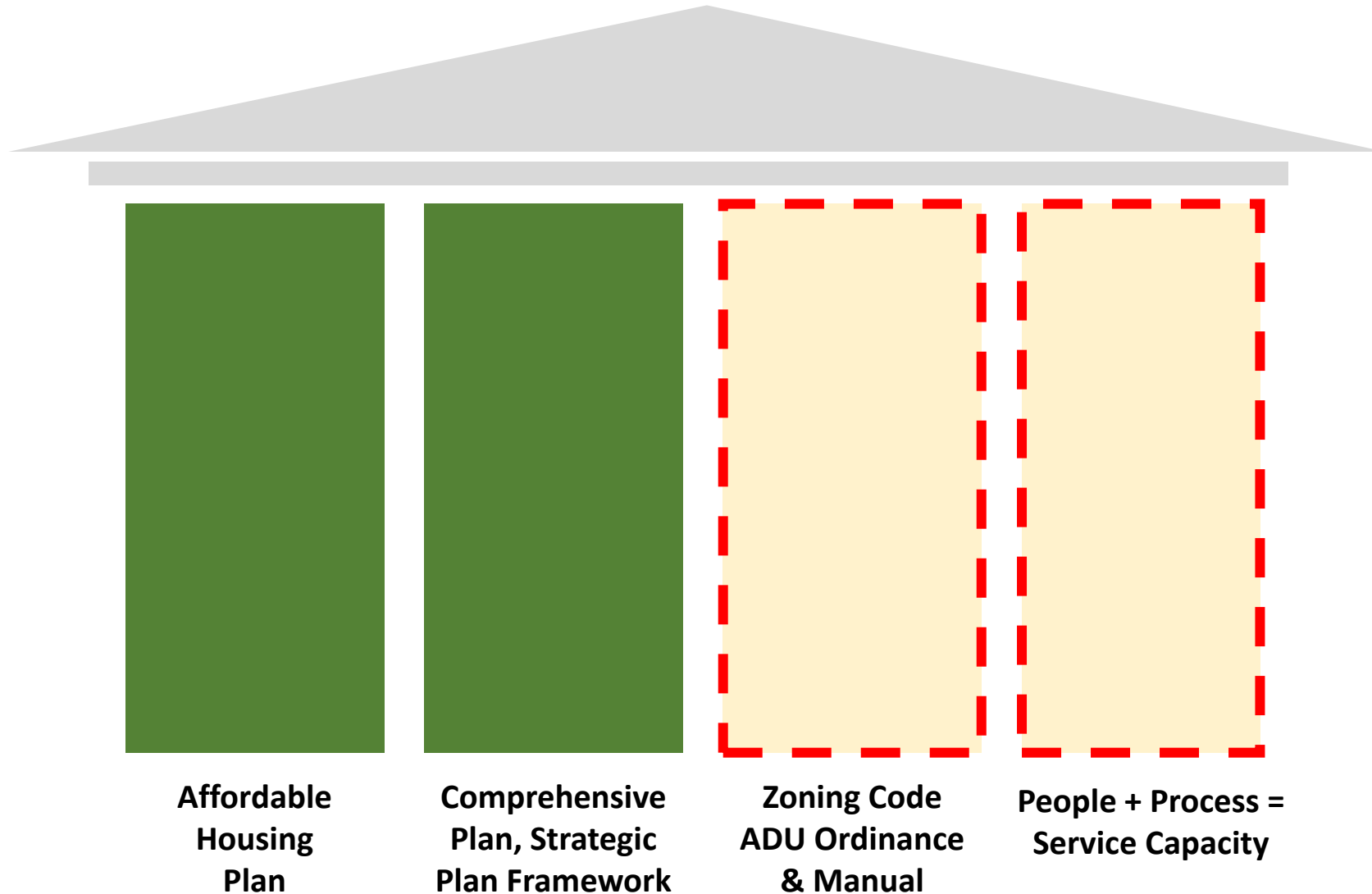
4th and key pillar for the City of Charlottesville Anti-displacement Framework:



**People + Process =
Service Capacity**

- Community Members
- Councilpersons
- City Manager
- Neighborhood Development Services
- Office of Community Solutions
- Human Services Department
- Human Rights Department
- Homelessness Intervention Taskforce
- Community Partnerships

Four Pillars of Anti-Displacement Strategy Framework



What Zoning Ordinances *Can Do* to Tackle Anti-Displacement

- Inclusionary Zoning
- Density Bonuses
- Mixed-Use Zoning
- Historic Preservation
- Housing Equity Districts
- Community/Housing Resilience Zones
- Zoning Provisions, e.g., Zero-net Loss Policies or ADU Ordinances

What Zoning Ordinances *Can't Do* to Tackle Anti-Displacement

- Address Economic Inequality
- Control Property Values
- Address All Displacement Causes

What tools should the city use to prevent displacement in its housing strategy?

- ✓ Inclusionary Zoning
- ✓ Community Land Trusts
- ✓ Tenant Protections
- ✓ Preservation of Existing Affordable Housing
- ✓ Rent Subsidies and Vouchers
- ✓ Small Business, MBE/DBE Support
- ✓ Housing Advisory Council
- ✓ Legal Aid and Tenant Support Services
- ✓ Property Tax Relief Programs

✓ = Actively Supported By CAHF

- ✓ Tenant Opportunity to Purchase Programs or Downpayment Assistance Programs

➤ Land Banks

➤ Affordable Housing / Fee Waivers

- Equitable Development and Small Area Plans
- Affordable Housing Trust Funds
- Talent Retention Campaigns
- Regular Community Forums
- Housing Cooperatives
- To be determined...*

➤ = Actively Beings Discussed by Staff and HAC

Question & Answer

Contact Info:

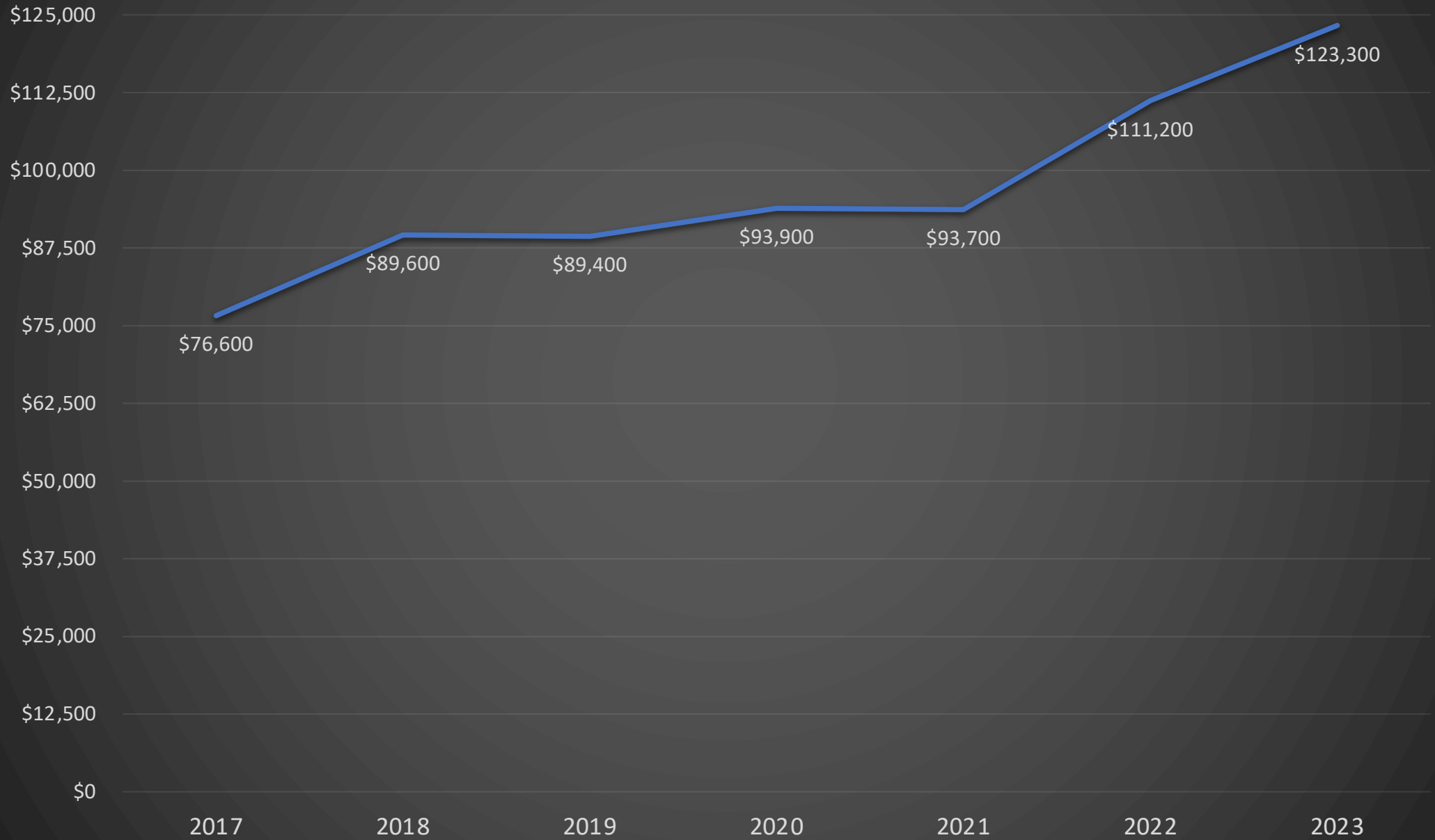
williamsan@charlottesville.gov

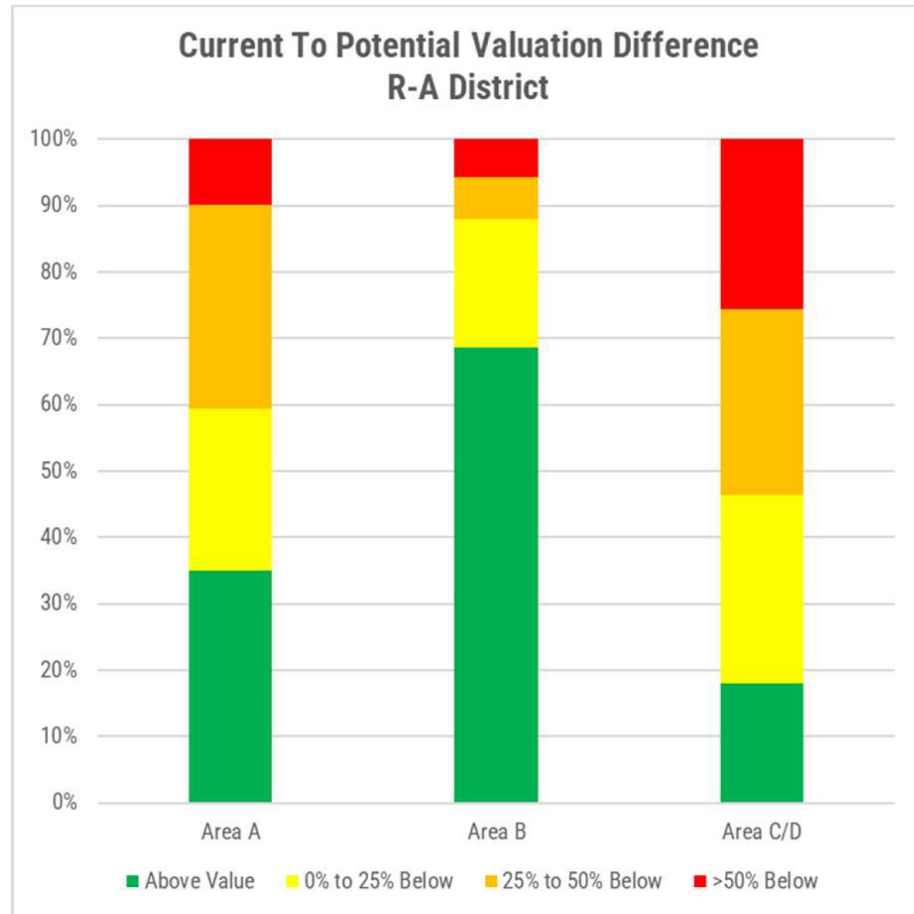
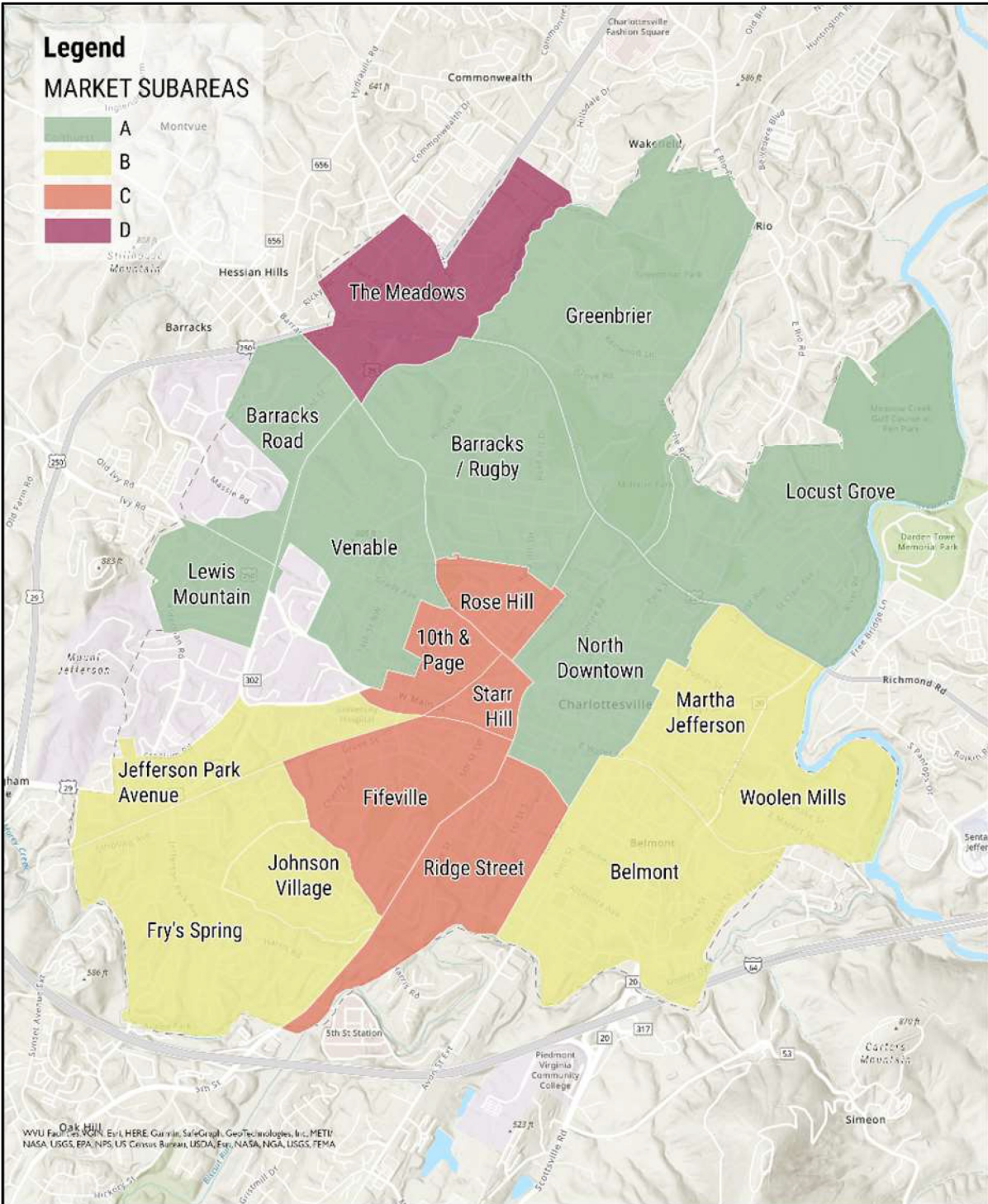
Affordable Rental Housing Needs, City of Charlottesville, 2017-2040

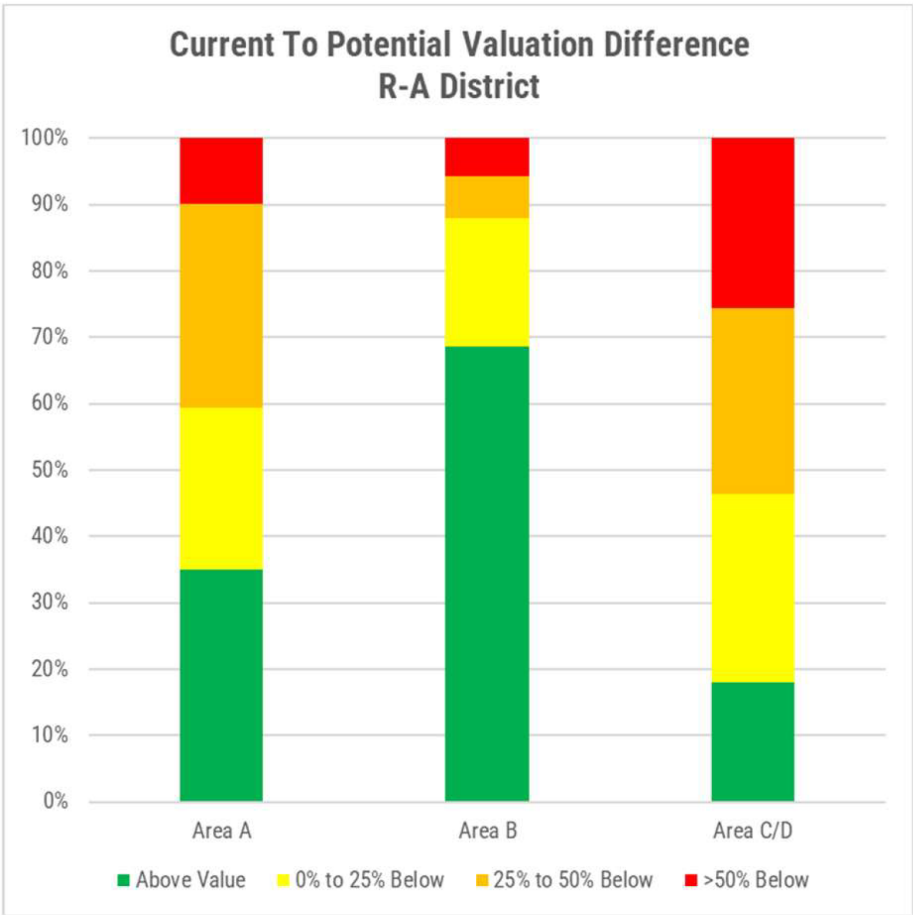
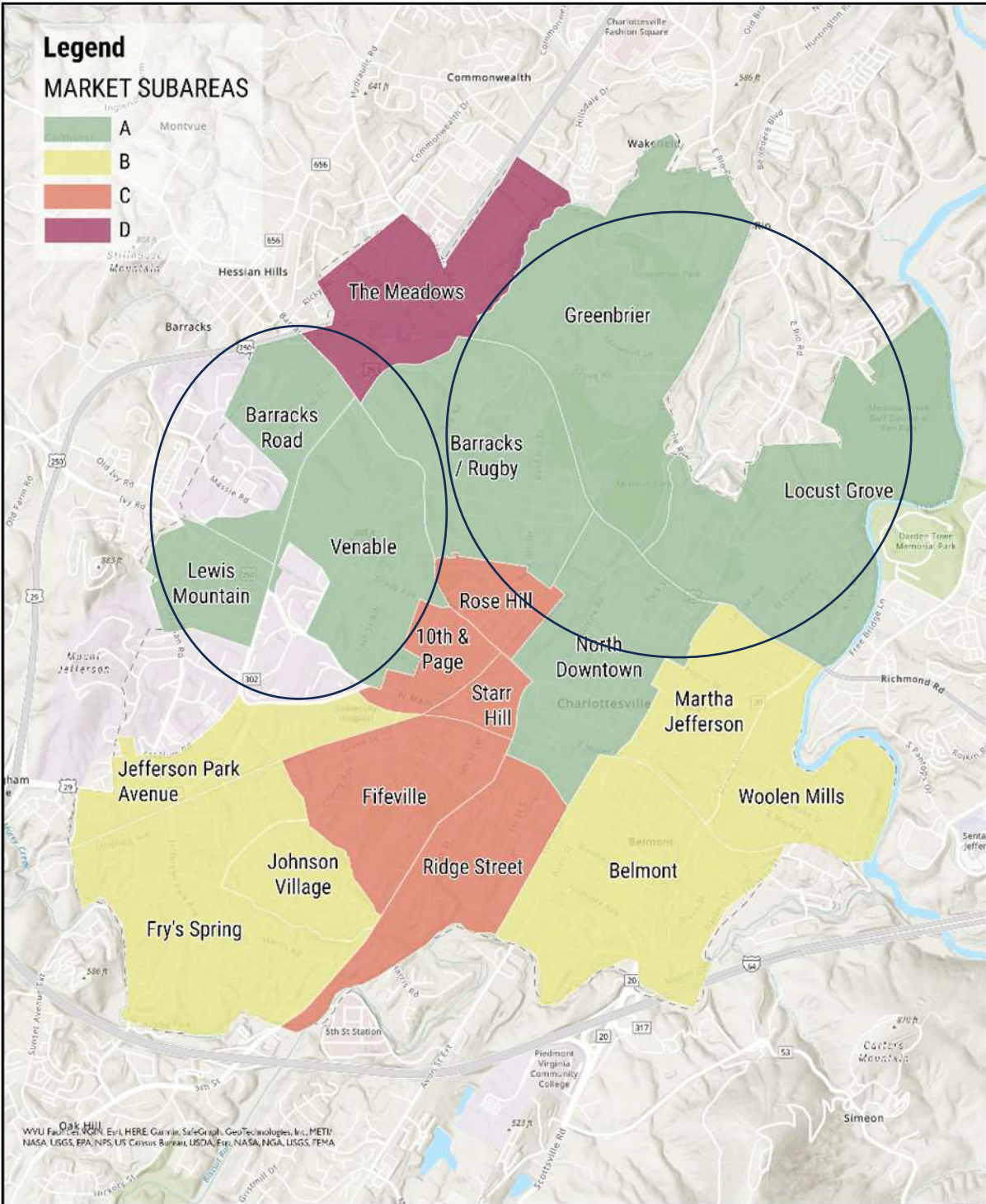
| Household Income Level | Units for Severely Cost Burdened Households | Units for Other Cost Burdened Households | Replacement Units for Public Housing/ Section 8 | Units for Homeless Families and Individuals | Total Units |
|----------------------------------|---|--|---|---|--------------|
| 2017 Rental Housing Needs | | | | | |
| ≤30% of AMI | 960 | 150 | 439 | 189 | 1,738 |
| >30% to 50% of AMI | 630 | 180 | NA | NA | 810 |
| >50% to 80% of AMI | 160 | 290 | NA | NA | 450 |
| >80% to 100% of AMI | - | 320 | NA | NA | 320 |
| Total Units | 1,750 | 940 | 439 | 189 | 3,318 |
| 2040 Rental Housing Needs | | | | | |
| ≤30% of AMI | 990 | 130 | TBD | TBD | 1,120 |
| >30% to 50% of AMI | 700 | 580 | NA | NA | 1,280 |
| >50% to 80% of AMI | 230 | 960 | NA | NA | 1,190 |
| >80% to 100% of AMI | 30 | 400 | NA | NA | 430 |
| Total Units | 1,950 | 2,070 | TBD | TBD | 4,020 |

Source: Partners for Economic Solutions, 2018.

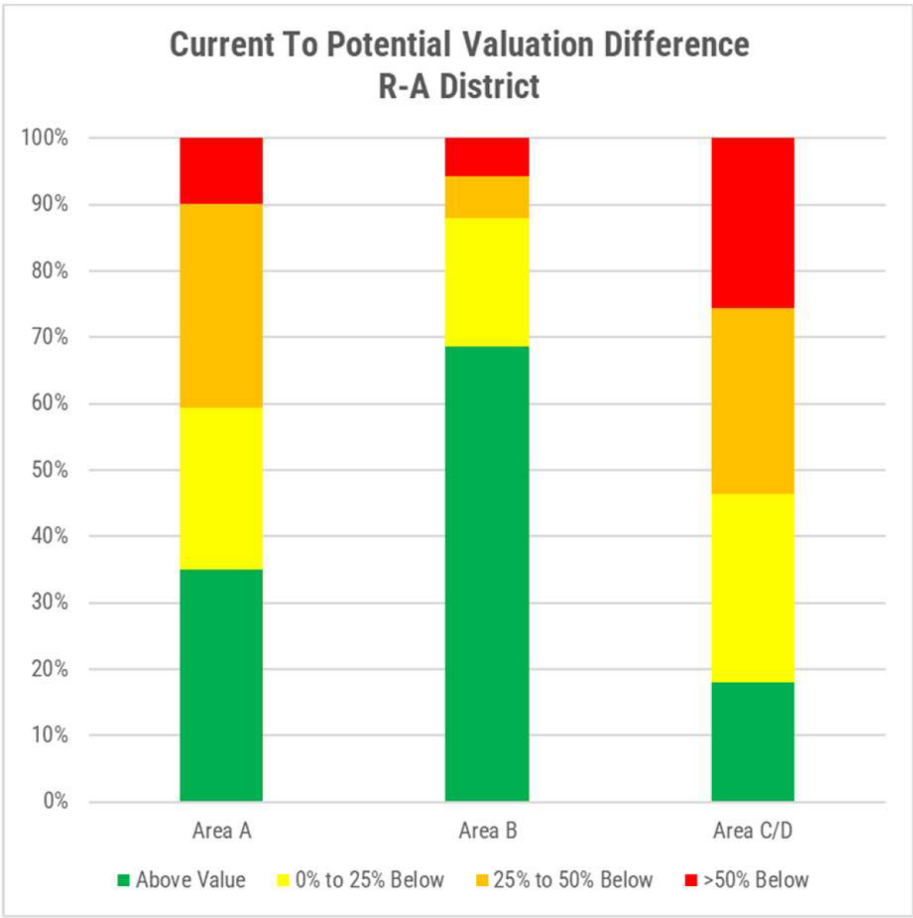
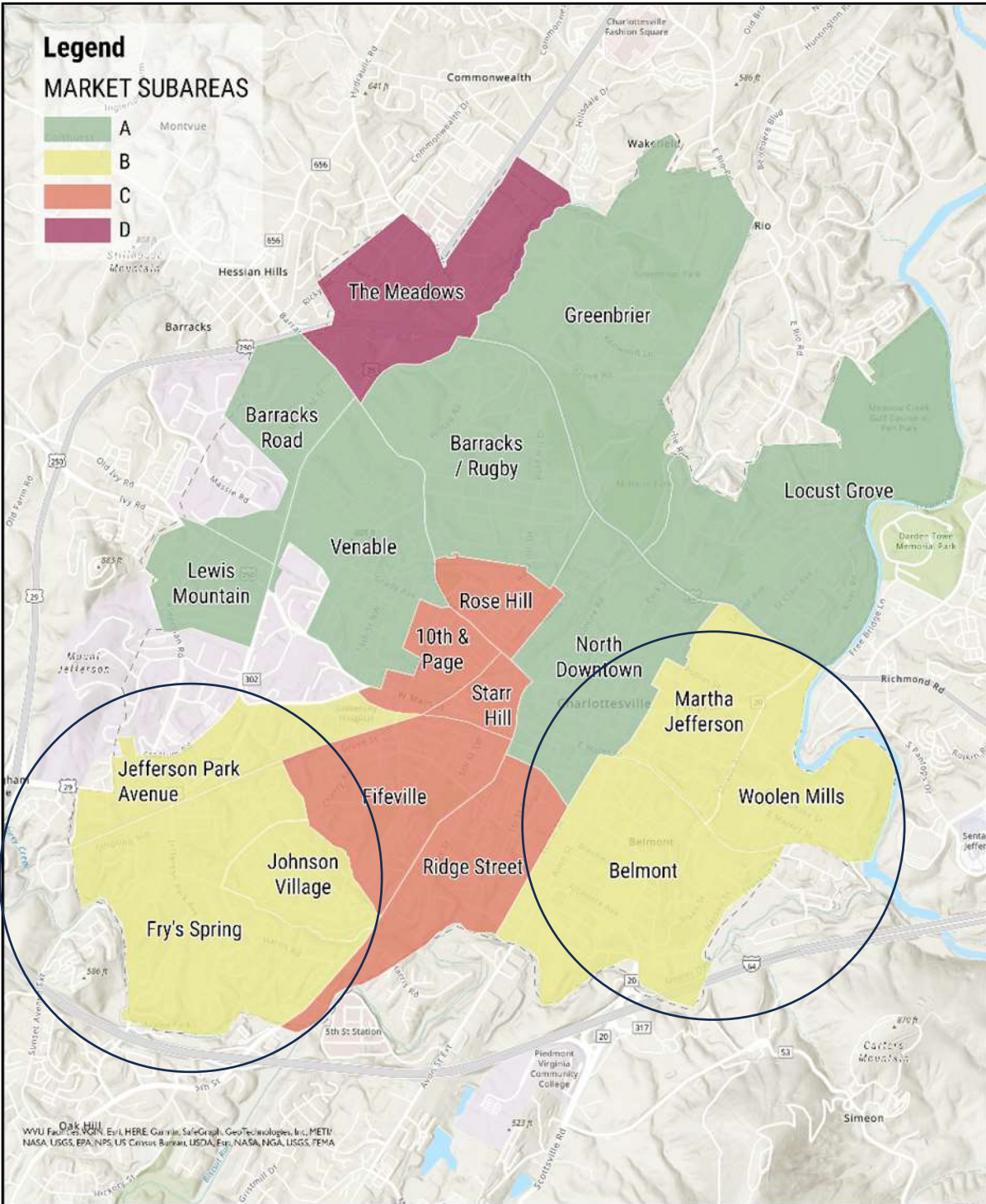
Change in Area Median Income (AMI)





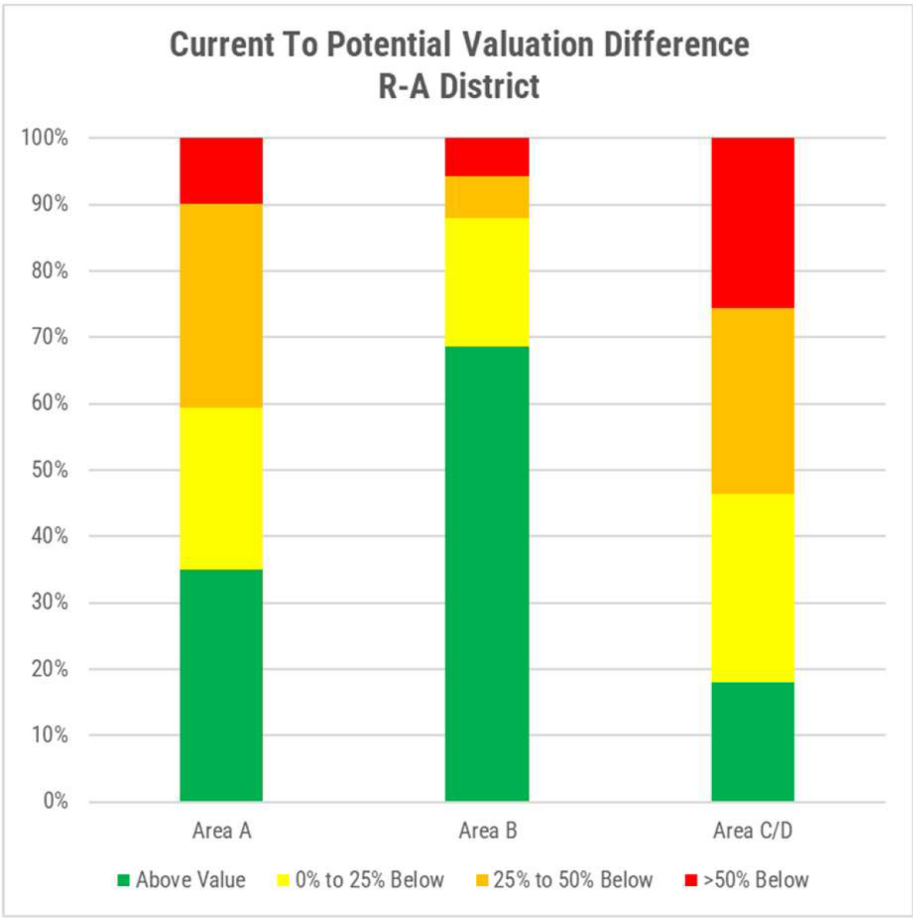
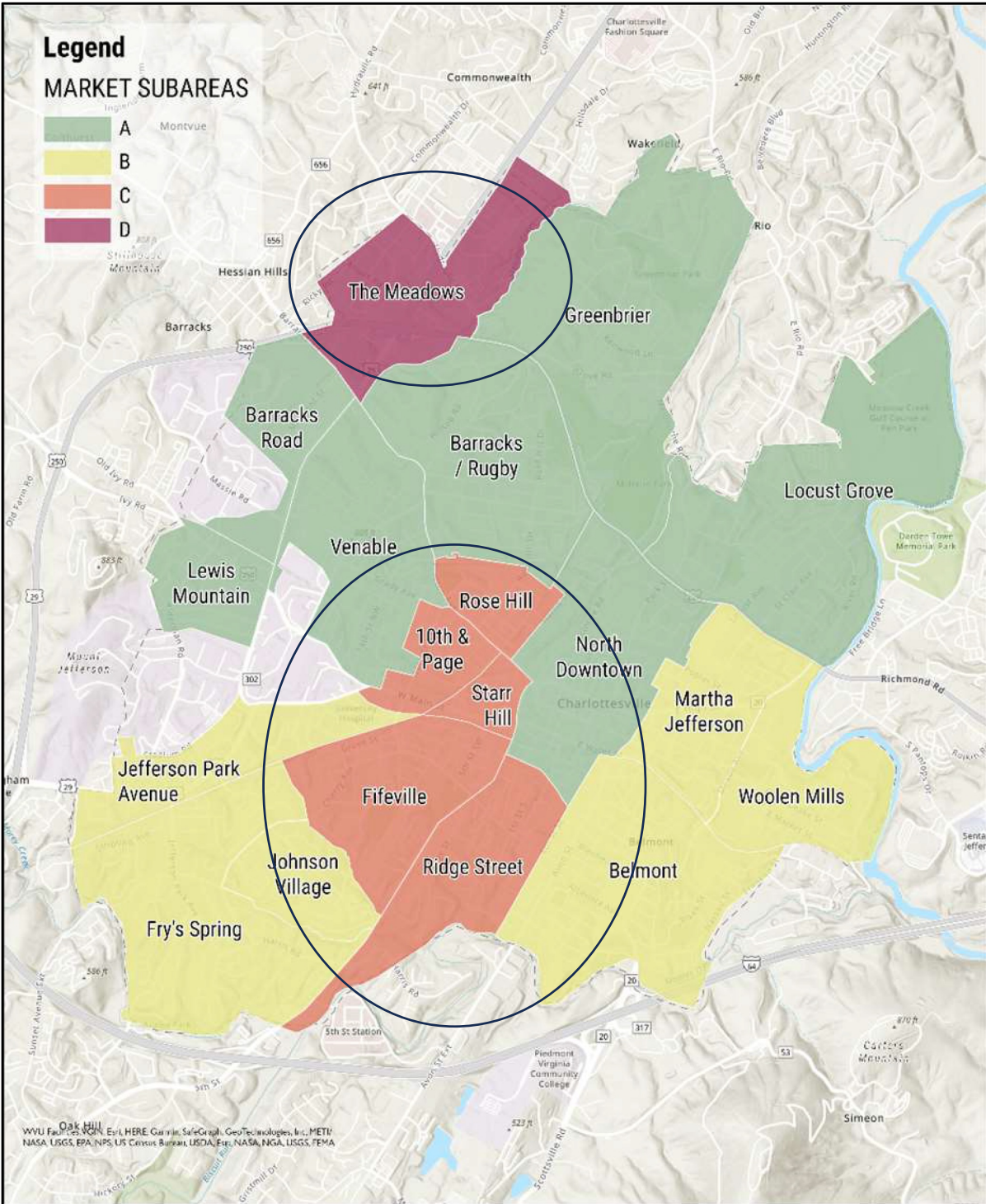


2.22%
annually



2.22%
annually

0.79%
annually



2.22% annually

0.79% annually

3.36% annually

1.5x - 4x as likely to change as other subareas