



CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES
April 20, 2026 at 4:00 PM
Council Chamber

The April 20, 2026, regular meeting of the Charlottesville City Council was called to order by Mayor Juandiego Wade. Clerk of Council Kyna Thomas called roll with all councilors present: Mayor Juandiego Wade, Vice Mayor Natalie Oschrein, and Councilors Jen Fleisher, Michael Payne and Lloyd Snook.

On motion by Fleisher, seconded by Oschrein, Council unanimously approved the meeting agenda.

REPORTS

1. Presentation of Key Findings from ADU Manual In-Lieu Fee and Student Housing Study

Kellie Brown, Director of Neighborhood Development Services, along with consultants Amanda Clepper and Jeremy Goldstein presented a report on key findings and potential updates for the Affordable Dwelling Unit Monitoring and Procedures Manual ("ADU Manual").

On December 18, 2023, City Council adopted a new Development Code designed to facilitate a more form-based zoning ordinance, allowing for increased density throughout the city in alignment with the 2021 Comprehensive Plan. Development applications that take advantage of the new Development Code raised concerns about displacement and gentrification. The purpose of this study was to review the ADU Manual, which must be updated on an annual basis, to determine if updates to affordable housing expectations for student housing and bonus height could address these concerns, improve support for the affordable housing goals of the Comprehensive Plan, and shed light on other strategies that should be considered. The manual has not been reviewed nor updated since its adoption in 2024. Staff presented an overview of the scope of work for this effort to City Council in January 2026 and is sharing key findings and potential options for updates to the ADU Manual, particularly regarding "in-lieu fees" for affordable housing.

The focus of this update process was to evaluate and potentially refine expectations for in-lieu fee payments if affordable units are not provided onsite as part of a development project, for student housing, non-student housing, and projects requesting bonus height. The evaluation also looked at the criteria (building features and geography) for which student housing project affordable housing expectations apply. The Planning Commission made recommendations at its meeting on April 14, 2026.

City Council engaged in discussion and provided feedback. Mr. Goldstein addressed a concern about a formula error in the tool used to calculate market feasibility for inclusionary zoning projects.

Councilor Payne requested to see an item on an upcoming City Council agenda to address increased in-lieu fees for student housing and decreased in-lieu fees for other types of housing. Other councilors expressed a desire to have staff spend more time sorting out issues regarding the construction cost estimating tool, incentivization, optimizing fees, eliminating the half-mile radius for student housing around UVA, and hearing from non-student-housing developers, etc.

CLOSED MEETING

On motion by Oschrein, seconded by Fleisher, Council voted unanimously to meet in closed session as authorized by the Virginia Freedom of Information Act, as follows:

1. Pursuant to Virginia Code Section 2.2-3711(A)(8) for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, specifically, rules governing appeals to the City Council from the Board

of Architectural Review.

On motion by Oschrin, seconded by Snook, Council certified by the following vote: 5-0 (Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: none.), that to the best of each Council member's knowledge only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the Motion convening the closed session were heard, discussed or considered in the closed session.

BUSINESS SESSION

City Council began the business meeting by observing a moment of silence.

ANNOUNCEMENTS

Councilor Payne announced vacancies on city boards and commissions.

Vice Mayor Oschrin announced April 21st as voting day in Virginia, April as eBike voucher sign-up month, and a feedback opportunity online at [Connect.charlottesville.gov](https://connect.charlottesville.gov) for the Rose Hill Drive Corridor Improvement Project.

RECOGNITIONS/PROCLAMATIONS

- **PROCLAMATION: Charlottesville Filipino Spring Festival Day - May 2, 2026**

Mayor Wade presented the proclamation to a representative of the Charlottesville Filipino Cultural Association.

COMMUNITY MATTERS

Mayor Wade opened the floor for public comment, and the following individuals spoke:

1. Maureen Brondyke, city resident, thanked City Council for support of the Arts and expressed gratitude for Arts coordination and support.
2. Gillet Rosenblith, Housing Authority Board Member, requested support of CRHA's proposed creation of a nonprofit entity on this evening's agenda.
3. Lisa Correne Custalow, city resident, provided positive feedback about local transit, including Charlottesville Area Transit (CAT) and JAUNT.
4. Alicia Lenahan, Albemarle County resident, spoke about the need to prepare for and protect free and fair elections.
5. Terry Tyree, President of Charlottesville Community Resilience Center and member of CLIHC, spoke about the realities of housing displacement and in support of requiring on-site affordability requirements for new developments. She expressed the need to center people's needs over needs of developers, and she shared several suggestions for enforcing affordability efforts.
6. Rory Stolzenberg, city resident, spoke about errors in the Affordable Dwelling Unit spreadsheet presented earlier in the meeting based on the tool used to calculate assumptions for housing needs. He encouraged the testing of assumptions and ensuring accurate data input, as well as making policy based on the city as a whole and on real numbers.
7. Aba, Friends of PHAR, spoke in support of low-income public housing residents, and against the expansion of luxury student housing near historically marginalized neighborhoods.

CONSENT AGENDA

Clerk of Council Kyna Thomas read the following Consent Agenda items into the record, and on motion

by Payne, seconded by Fleisher, Council by a 5-0 vote adopted the Consent Agenda: (Ayes: Fleisher, Oschrein, Payne, Snook, Wade; Noes: none).

2. MINUTES: April 2 budget work session; April 9 Special meeting
3. RESOLUTION to Appropriate \$100,000 for Utility Line Remediation Facilitation (2nd reading)

RESOLUTION

Appropriating \$100,000 for Utility Line Remediation Facilitation

WHEREAS, the City of Charlottesville, Virginia (“City”), has several double utility poles that require removal to come into compliance with the American with Disabilities Act; and

WHEREAS, several attaching utility companies are not performing the required work needed to transfer its lines in a timely manner so that the poles can be removed; and

WHEREAS, the City Public Works Department desires to procure an on-call contractor to perform this necessary work and seek reimbursement from the utility companies.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, is hereby appropriated in the following manner:

Revenue

\$ 100,000 Fund: 426 Funded Program: P-01139 G/L Account: 435120

Expenditure

\$ 100,000 Fund: 426 Funded Program: P-01139 G/L Account: 530670

BE IT FURTHER RESOLVED, that once the total amount of reimbursements exceed \$100,000, the City Manager is authorized to increase the budget and to expend the reimbursement revenue that may occur and which is hereby appropriated for expenditure for the utility line remediation facilitation as of the date of receipt thereof by the City.

4. Public Art Program Proposal (2nd reading)
 - a. ORDINANCE to establish the Charlottesville Public Art Program (2nd reading)
- ORDINANCE AMENDING CHAPTER 2 OF THE CHARLOTTESVILLE CITY CODE BY ADDING ARTICLE XVIII REGARDING A PUBLIC ART COMMISSION**
- b. RESOLUTION to fund the Charlottesville Public Art Program - \$50,000 (2nd reading)

RESOLUTION

To Allocate \$50,000 from Council Strategic Investment Fund

WHEREAS public art in Charlottesville is an important component of the city’s culture and legacy public art displays are present in neighborhoods across the community; and

WHEREAS there is no public or private body that is responsible for accepting, managing, placing or deaccessioning public art in Charlottesville; and

WHEREAS the Charlottesville City Council has passed an ordinance to the City Code to create a Public Art Commission;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$50,000 is hereby allocated from Council Strategic Investment Fund for the purpose of issuing a Request for Proposal (RFP) to hire a consultant to complete the work necessary to stand-up the Public Art Commission, that was approved by Ordinance, and to stand up a Public Art Program to be handed off to city staff.

5. RESOLUTION to appropriate funds from Charlottesville City School Reimbursement (layover)
6. RESOLUTION to approve a Funding Agreement for the "LEAP 2025-26 Solar Readiness Program", a Minor Amendment to the City's Annual Action Plan, in the amount of \$18,576.72 in Community Development Block Grant ("CDBG") Funds" (previously approved by Council)

RESOLUTION

Approving the LEAP 2025-26 Solar Readiness Program, a Minor Amendment to the City's Annual Action Plan, in the Amount of \$18,576.72 in Community Development Block Grant ("CDBG") Funds (Previously Approved by Council)

WHEREAS the City of Charlottesville engages as a 'participating jurisdiction' ("PJ") in the Community Development Block Grant ("CDBG") program offered by the U.S. Department of Housing and Urban Development ("HUD") and in that role is the periodic recipient of federal funds to support eligible community development, affordable housing and planning activities as identified by HUD's Office of Community Planning & Development ("CPD"), and

WHEREAS the city's CDBG/HOME Taskforce previously recommended funding for the 2024-25 LEAP Solar Readiness program which Council approved on June 17, 2024, a grant to LEAP of \$18,576.72 in CDBG funds following two public hearings and a 30-day public comment period, and

WHEREAS subrecipient LEAP experienced significant delays outside of their control that blocked progress on the agreed upon Scope of Work but now report that conditions have changed such that they now see a path forward for successful completion of this activity in accordance with the original funding agreement, as executed on July 24, 2024, and City staff have determined that the request is reasonable and that granting such additional time is likely to bring important benefits to income-qualified City homeowners,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Charlottesville, Virginia, hereby approves the proposed funding agreement as presented here today with a new period of performance from July 1, 2025, through December 31, 2026, with all other provisions and requirements of the original funding agreement to remain in effect as written.

BE IT FURTHER RESOLVED that the City Manager, the Director of Finance, and public officers to whom any responsibility is delegated by the City Manager pursuant to City Code Section 2-147, are authorized to establish administrative procedures and provide for guidance and assistance in the subrecipients' execution of the funded activity.

7. **RESOLUTION Authorizing a Temporary Installation of Art on the Downtown Mall by Service Dogs of Virginia**

RESOLUTION

Authorizing a Temporary Installation of Art on the Downtown Mall by Service Dogs of Virginia

WHEREAS, the City of Charlottesville, Virginia ("City"), recognizes the importance of non-profit

organizations and the work that they do; and

WHEREAS, the Council of the City of Charlottesville, Virginia (“City Council”), may, on a limited and case-by-case basis, authorize the use of City property for artwork or commemorative displays; and

WHEREAS, Service Dogs of Virginia (“SDV”), an IRS 501(c)(3) non-profit organization, has requested approval from the City to temporarily display one (1) life-sized, fiberglass Labrador dog statue on the Downtown Mall at 111 West Main Street from July – September 2026, and a possible other display area on the Downtown Mall at 124 West Main Street from September 2026 – October 2026, during SDV’s public art display, the *Art Unleashed* fund-raising campaign; and

WHEREAS, City Council has reviewed the information provided and finds that the request complies with the role of public art in public spaces in the community.

NOW, THEREFORE, BE IT RESOLVED by City Council that the City Manager is hereby authorized to enter into an agreement with SDV to temporarily install and display art on the Downtown Mall for the period from July 1, 2026, through October 31, 2026; and

BE IT FURTHER RESOLVED that the content, design, placement, duration, and maintenance of the public art display shall be subject to City approval, and that the City retains the right to remove or modify the display, if it no longer satisfies the purposes and criteria set forth in this Resolution; and

BE IT FINALLY RESOLVED that this authorization is limited to the public art display described herein and shall not be construed to create a policy, precedent, or public forum requiring the City to permit other private art displays on City-owned property.

8. RESOLUTION to Appropriate \$115,443 in Woodland Drive Performance Bond Funds (layover)
9. RESOLUTION to Appropriate \$18,564 received from Library of Virginia Circuit Court Records Preservation Grants Review Board (2nd reading waived)

RESOLUTION

Appropriating Funding in the Amount of \$18,564 received from Library of Virginia Circuit Court Records Preservation Grants Review Board

WHEREAS, The City of Charlottesville, through the Clerk of Circuit Court Office, has been awarded a grant from the Library of Virginia Circuit Court Records Preservation Grants Review Board (CCRP), in the amount of \$18,564;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, Virginia that, upon receipt of the CCRP funding from the Commonwealth, said funding, in the sum of \$18,564, is hereby appropriated in the following manner:

Revenues

\$18,564	Fund 209	Order 1900546	GL 430110 State Grants
----------	----------	---------------	------------------------

Expenditures

\$18,564	Fund 209	Order 1900546	GL 530010 Professional Services
----------	----------	---------------	---------------------------------

10. RESOLUTION: FY26 Charlottesville Affordable Housing Fund Grant Funding Award

RESOLUTION
Allocating Charlottesville Affordable Housing Fund FY26 Grant Program Funding for
Affordable Housing Projects and Initiatives in the Amount of \$823,000

WHEREAS the City of Charlottesville, Virginia (“City”), having established the Charlottesville Affordable Housing Fund (“CAHF”) Grant Program to provide financial support for community agency programs aiding in affordable housing and homelessness relief, hereby allocates \$823,000 from the CAHF Grant Program under Fund 426 Project: CP-084, as per the City’s FY26 Capital Improvement Program Budget.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia (“City Council”), that upon consideration of the CAHF Committee’s recommendations for the CAHF Grant Program, City Council hereby allocates funds to the following CAHF applicants:

Fund	Project	G/L Account	Applicant	Funded Project/Initiative	CAHF Award
426	CP-084	530670	Albemarle Housing Improvement Program	Charlottesville Critical Repair and Rehab	\$166,800.00
426	CP-084	530670	Building Goodness Foundation	C'ville Builds: Healthy Homes	\$70,000.00
426	CP-084	530670	Community Services Housing	Rehabilitation of CSH Properties	\$68,997.50
426	CP-084	530670	Habitat For Humanity of Greater Charlottesville	Habitat Core 2026	\$286,026.86
426	CP-084	530670	Piedmont Housing Alliance	Deepening Affordability at 1025 Park St.	\$231,175.64

BE IT FURTHER RESOLVED that all funding awards within this Resolution shall be provided as grants to the entities listed under the “Applicant” column above to be used solely for the purposes outlined in their respective Grant Applications, and any subsequent Grant Agreement. The City Manager is authorized to negotiate and execute Funding Grant Agreements with each recipient to ensure proper utilization of fund.

11. RESOLUTION to approve the City's participation in the proposed settlement of opioid-related claims against Six Remnant defendants and directing the City Attorney to execute the documents necessary to participate in the settlement

On separate motion by Payne, seconded by Fleisher, Council voted unanimously to waive the second reading for this resolution.

Resolution of the Council of the City of Charlottesville to Approve the City’s Participation in the Proposed Settlement of Opioid-related Claims Against Six Remnant Defendants and Directing the City Attorney to Execute the Documents Necessary to Effectuate the City’s Participation in the Settlements

WHEREAS, the opioid epidemic that has cost thousands of human lives across the country

also impacts the City of Charlottesville by adversely impacting the delivery of emergency medical, law enforcement, criminal justice, mental health and substance abuse services, and other services by the City's various departments and agencies; and

WHEREAS, the Commonwealth of Virginia and its counties and cities, including the City of Charlottesville, have been required and will continue to be required to allocate substantial taxpayer dollars, resources, staff energy and time to address the damage the opioid epidemic has caused and continues to cause the citizens of the Commonwealth and the City of Charlottesville; and

WHEREAS, a settlement proposal has been negotiated that will cause Six Remnant Defendants to pay to resolve opioid-related claims against them; and

WHEREAS, the City of Charlottesville has approved and adopted the Virginia Opioid Abatement Fund and Settlement Allocation Memorandum of Understanding (the "Virginia MOU"), and affirms that this pending settlement with Six Remnant Defendants shall be considered a "Settlement" that is subject to the Virginia MOU, and shall be administered and allocated in the same manner as the opioid settlements entered into previously; and

WHEREAS, the City Attorney has reviewed the settlement and has recommended that the City participate in the settlement in order to recover its share of the funds that the settlement would provide.

NOW THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville, this 20 day of April, 2026, that it approves of the City's participation in the proposed settlement of opioid-related claims against Six Remnant Defendants and their related corporate entities, and directs the City Attorney to execute the documents necessary to effectuate the City's participation in the settlements, including the required release of claims against the Six Remnant Defendants.

CITY MANAGER REPORT

Assistant City Manager Sam Roman announced that the CAYIP program is seeking businesses to host student interns.

Assistant City Manager Evan Pilachowski announced that the Smith Aquatic recreation pool is open to the public, and he announced Family Bike Day on May 3 at McIntire Park.

City Manager Sam Sanders, Jr., announced that Abbi Matthew Wade is partnering with UVA Center for Community Partnerships to host a community data walk at Carver Recreation Center on May 7 from 6-7:30 p.m. This event marks a two-year kickoff program funded by ICMA (International City/County Management Association). On behalf of the Commonwealth's Attorney's Office, he announced National Crime Victims' Rights Week taking place from April 19-25, 2026, marking its 45th year. Mr. Sanders then presented his Quarter 3 Work Plan Update.

ACTION ITEMS

12. PUBLIC HEARING and RESOLUTION to authorize execution of Right-of-Way Agreement and Utility Easement at Darden Towe Park

Riaan Anthony, Director of Parks and Recreation, summarized the request to authorize the City Manager

to execute a Right-of-Way Agreement granting a utility easement to Virginia Electric and Power Company (dba Dominion Energy Virginia) across property jointly owned by the City of Charlottesville and the County of Albemarle at Darden Towe Park. The easement is necessary to extend electrical service near the Lewis and Clark Building to a new prefab ADA-compliant restroom facility adjacent to the picnic shelter and to provide upgraded electrical service to the existing pavilion facilities at the park. Without approval of this easement, the electrical installation required for the restroom and pavilion would not be able to proceed, delaying completion of a project that is part of Albemarle County's ADA Capital Improvement Project. This action is consistent with the existing joint ownership and operational framework between the City and Albemarle County as outlined in the 2007 Darden Towe Park Agreement.

Mayor Wade opened the public hearing. With no speakers coming forward, Mayor Wade closed the public hearing.

On motion by Snook, seconded by Oschrein, Council voted 5-0 (Ayes: Fleisher, Oschrein, Payne, Snook, Wade; Noes: none) to approve the following resolution:

RESOLUTION

Authorizing Execution of Right-of-Way Agreement and Utility Easement for Electrical Service at Darden Towe Park

WHEREAS, Darden Towe Park (the “Park”) is jointly owned by the City of Charlottesville (the “City”) and the County of Albemarle (the “County”) pursuant to the 2007 Darden Towe Park Agreement (the “Agreement”) establishing shared responsibility for the Park’s development, operation, and maintenance; and

WHEREAS, the County, while implementing a project to construct an ADA-compliant restroom facility and to improve the picnic shelter at the adjacent pavilion in the Park, found that additional electrical infrastructure is needed to provide safe, reliable, and code-compliant electrical service; and

WHEREAS, the additional infrastructure requires granting a non-exclusive utility easement to Dominion Energy Virginia for the work; and

WHEREAS, under the terms of the 2007 Agreement, both the City and County must consent to and execute this easement affecting the Park; and

WHEREAS, the Council of the City of Charlottesville finds that executing the Right-of-Way Agreement serves a public purpose by improving public safety, accessibility, and infrastructure at the Park.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the Right-of-Way Agreement is approved and that the City Manager is authorized to execute the Agreement and to take any additional administrative actions necessary to complete the project.

13. RESOLUTION to approve Business License Tax Refund of \$94,169.79, plus applicable interest

Commissioner of the Revenue (“COR”) Todd Divers provided background information leading to the current request for refund approval. The Taxpayer erroneously filed for and paid a business license tax in the City of Charlottesville, Virginia (“City”), on work performed in Albemarle County, Virginia (“County”), for tax years 2021 through 2025. In accordance with the statute of limitations imposed by Virginia Code §§ 58.1-3980 and 58.1-3981 (current year plus three (3) prior years), the refund and interest due for tax years

2023, 2024, and 2025 under Sec. 14-12 of the Code of the City of Charlottesville, Virginia (“City Code”), and Virginia Code § 58.1-3703.1 were approved by City Council on March 16, 2026, pursuant to City Code Sec. 30-6(b).

Subsequent to the discovery by the COR of the assessment error and reporting of same to Taxpayer, Taxpayer informed the COR of the County’s intent to assess for the maximum allowable back taxes under Virginia Code § 58.1-3703.1(A)(4)(b) - current year plus up to six (6) prior years in cases of fraud or failure to apply for a license, despite there being no evidence of fraud or intentional failure to file, and there being clear guidance from the Commissioner of the Virginia Department of Taxation that a six (6)-year lookback is at the assessing official’s discretion and not mandatory.

Therefore, to avoid double taxation of the Taxpayer, and so that the “ends of justice may be served,” the Charlottesville COR sought authorization from the Circuit Court of the City of Charlottesville, Virginia (“Court”), per Virginia Code § 58.1-3984(D), for authority to correct the erroneous tax assessments levied by the City on the Taxpayer in the fourth (2022) and fifth (2021) tax years out, which were beyond the statute of limitations established by Virginia Code §§ 58.1-3980 and 58.1-3981.

On March 26, 2026, the Court entered an Order granting the COR authority to correct the Taxpayer’s erroneous tax assessments for tax years 2022 and 2021, in the total amount of \$94,169.79, plus interest per Virginia Code §§ 58.1-3703.1(A)(2)(e) and 58.1-3916.

On motion by Snook, seconded by Fleisher, Council voted 5-0 (Ayes: Fleisher, Oschrein, Payne, Snook, Wade; Noes: none) to approve the following resolution:

RESOLUTION

Authorizing a Refund of \$94,169.79 to a Taxpaying Entity or Business for Business License Tax Paid in Error for Tax Years 2021 AND 2022

WHEREAS, the Commissioner of the Revenue for the City of Charlottesville, Virginia (“COR”), has determined that a taxpaying entity or business (“Taxpayer”) paid 2021 and 2022 Business License Tax to the City of Charlottesville, Virginia (“City”), in error; and

WHEREAS, said Taxpayer has requested a refund of the amount paid in error; and

WHEREAS, the tax years 2021 and 2022 are beyond the customary statute of limitations for refunds imposed by the Virginia Code; and

WHEREAS, the Circuit Court of the City of Charlottesville, Virginia, has granted the COR authority to correct Taxpayer’s erroneous tax assessments for tax years 2021 and 2022; and

WHEREAS, the COR has certified that a refund of taxes paid is due in the amount of \$94,169.79, plus interest as determined by the Virginia Code; and

WHEREAS, City Code Section 30-6(b) requires City Council approval for any tax refund exceeding \$10,000.00.

NOW THEREFORE, BE IT RESOLVED by the Council for the City of Charlottesville, Virginia, that it hereby approves and adopts this Resolution authorizing the City Treasurer to issue a refund of \$94,169.79, plus interest as determined by the Virginia Code, payable to the Taxpayer.

14. RESOLUTION to authorize the reallocation of \$1,854,818 previously appropriated CIP funding to alternative infrastructure projects with budget gaps (layover)

City Manager Sanders presented the request to reallocate existing funds within the CIP to fill the budget gaps of the Meadowcreek Trail and Pollocks Branch projects.

Michael Goddard, Deputy Director of Public Works, added context about cost escalation in the construction industry.

Council agreed to carry the item to the May 4 Consent Agenda for a second reading and vote.

15. RESOLUTION appropriating \$4,555,000 from the CIP Contingency Fund for critical unfunded and one-time operational priorities (layover)

City Manager Sanders presented the appropriation request, reiterating the one-time use nature of the funds, and correcting the dollar amount to \$4,405,000, based on moving one of the listed priorities to another funding source.

Council agreed to carry the item to the May 4 Consent Agenda for second reading and vote, as amended.

Councilor Payne highlighted a concern about the potential to lose naturally occurring affordable housing as well as low-income housing tax credit for properties with expiring affordability periods. Mr. Sanders provided information about Financial Advisor Services within the Affordable Housing Plan.

16. RESOLUTION to approve CRHA's Request to Establish a New IRS § 501(c)(3) Nonprofit Entity

Deputy City Manager James Freas introduced the item. The Charlottesville Redevelopment and Housing Authority ("CRHA") requested approval from City Council to establish a new IRS §501(c)(3) nonprofit entity to allow it to pursue grants and donations not currently available to Housing Authorities.

Acting Housing Program Manager Madelyn Metzler further explained the request. CRHA indicated that establishing the nonprofit would enable pursuit and management of contributions, bequests, grants, and other funding streams currently inaccessible to CRHA due to not having IRS §501(c)(3) status. These resources would support a range of activities associated with physical, economic, social, and cultural revitalization of low- and moderate-income households, including education and job training initiatives, housing stability programs, resident stipends, community events, youth and family programming, eviction diversion, and homeownership assistance.

The newly proposed entity would have no members or owners, be governed by a Board of Directors composed of CRHA Commissioners, CRHA Staff, and residents, and operate under Virginia Conflict of Interests Act requirements. The entity would also submit annual activity reports and financial statements to City Council. The proposed governance structure would keep the new entity closely aligned with CRHA's mission and oversight framework. CRHA asserted that this structure will facilitate coordination across redevelopment and resident-support functions, while ensuring compliance through annual reporting to City Council, and Council's consideration of this request will determine whether CRHA is permitted to expand its organizational capacity through a nonprofit arm, which could support broader community development and affordable housing goals.

Staff confirmed that the nonprofit entity will be held to the same reporting standards as CRHA.

John Sales, CRHA Executive Director, stated that the nonprofit entity will open opportunities for funding sources and programs for residents.

On motion by Oschrein, seconded by Payne, Council voted 5-0 (Ayes: Fleisher, Oschrein, Payne, Snook, Wade; Noes: none) to approve the following resolution:

RESOLUTION

Approving CRHA Request to Establish a New IRS § 501(C)(3) Nonprofit Entity

WHEREAS, the Charlottesville Redevelopment and Housing Authority (“CRHA”) was created pursuant to the Virginia Housing Authorities Law, and may form legal entities with approval of the local governing body; and

WHEREAS, CRHA is not eligible for certain grants and donations requiring IRS § 501(c)(3) status, and therefore seeks to establish a nonprofit entity to expand access to these funding sources; and

WHEREAS, the purpose of the proposed nonprofit is to support revitalization and community development efforts benefiting low- and moderate-income residents through programs such as education, housing stability, resident support, and community programming; and

WHEREAS, on May 24, 2021, CRHA’s Board of Commissioners authorized formation of the nonprofit and the submission of federal tax-exemption documents, subject to City Council approval as required by Virginia Code § 36-19(12).

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that CRHA is authorized to create a new IRS §501(c)(3) nonprofit entity for the purposes described above.

17. RESOLUTION to approve CRHA's Request to Issue up to \$4,300,000 in Tax-Exempt Revenue Bonds for Kindlewood Phase 3

James Freas, Deputy City Manager, noted a needed correction to the dollar amount for this item. He requested withdrawal of the item from the agenda in order to update the amount and bring the item back at a future meeting.

Sunshine Mathon, Piedmont Housing Alliance Executive Director, stated that the correction will affect timing of the project, and the project would need to go into the Governor's Pool if the April 30 deadline is missed.

Councilor Payne clarified that the error was based on information received from PHA and not a City Staff error. Mr. Payne inquired about calling a special meeting to discuss and vote on the item in time to meet approaching deadlines. Councilors were open to having the mayor coordinate a special meeting.

18. ORDINANCE allowing modification of the terms of the 501 Cherry loan agreement

James Freas, Deputy City Manager, presented the request from Piedmont Housing Alliance to allow a portion of the funds allocated for the affordable housing project located at 501 Cherry Ave to be used for the acquisition of the property. Staff recommended approval of the request.

Sunshine Mathon, PHA Executive Director, explained the original acquisition financing and delays in

construction which have caused accrual of certain additional financing costs.

On motion by Payne, seconded by Fleisher, Council voted 5-0 (Ayes: Fleisher, Oschrein, Payne, Snook, Wade; Noes: none) to adopt the **ORDINANCE AUTHORIZING PIEDMONT HOUSING ALLIANCE'S USE OF LOAN PROCEEDS FOR LAND ACQUISITION TO SUPPORT REDEVELOPMENT OF THE 501 CHERRY AVENUE SITE FOR THE PURPOSE OF PRODUCING NEW HOUSING FOR LOW- AND MODERATE-INCOME PEOPLE.**

GENERAL BUSINESS

19. PRESENTATION of the Annual State of the Forest Report

Steven Gaines, Urban Forester with Charlottesville Parks and Recreation, introduced members of the City of Charlottesville Tree Commission, who presented the annual State of the Forest Report showcasing tree plantings, canopy coverage, benefits, concerns and issues related to the City's public trees and forests. Presenters were Susan McKennon (Chair), JD Brown, and Hannah Brown.

20. WRITTEN REPORT: Rivanna Authorities Quarterly Report

Council acknowledged receipt of the written report from the Rivanna Authorities.

COMMUNITY MATTERS (2)

Mayor Wade opened the floor for comments from the public.

- Rory Stolzenberg spoke about the importance of "showing your work" to ensure the best information available, demonstrate good governance, and so that work can be verified. His comments were primarily related to the work session presentation about the ADU Manual In-lieu Fee and Student Housing Study.

ADJOURNMENT

On motion by Snook, seconded by Oschrein, Council by unanimous consent adjourned the meeting at 9:18 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council



Juandiego R. Wade
Council President

Date Adopted: July 20, 2026

Certified:


Clerk of Council