



City Council Meeting Agenda

April 27, 2026

City Hall Council Chamber
605 E. Main St.
Charlottesville, VA 22902

CERTIFICATIONS

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

5:30 PM SPECIAL MEETING

I. Call to Order/Roll Call

II. Action Items

1. Resolution: Resolution Authorizing CRHA to Issue up to \$7,000,000 in Tax-Exempt Revenue Bonds for Kindlewood Phase 3
#R-26-057
APPROVED 5-0 (Fleisher/Snook)

III. Adjournment



#R-26-057

RESOLUTION AUTHORIZING THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY TO ISSUE UP TO \$7,000,000 IN TAX-EXEMPT REVENUE BONDS FOR KINDLEWOOD PHASE 3

WHEREAS, the Charlottesville Redevelopment and Housing Authority (“CRHA”) is authorized under Virginia Code § 36-19(10) to issue revenue bonds to facilitate affordable housing development; and

WHEREAS, Piedmont Housing Alliance (“PHA”) is leading the redevelopment of Friendship Court into Kindlewood (“Project”) in the City of Charlottesville, Virginia (“City”), and Phase 3 of the Project includes the construction of eighty-five (85) units, including twenty-four (24) townhomes, to be financed in part through tax-exempt bonds and Low-Income Housing Tax Credit (“LIHTC”) equity; and

WHEREAS, CRHA has requested approval from the Council of the City of Charlottesville, Virginia (“City Council”), to issue up to \$7,000,000 in tax-exempt revenue bonds as a conduit issuer to support Phase 3 Project financing; and

WHEREAS, the bonds will not be general obligations of CRHA, the City, or the Commonwealth of Virginia, and all repayment obligations, fees, and costs will be borne solely by PHA, the borrower; and

WHEREAS, issuing the bonds will enable the Project to access four percent (4%) LIHTC and advance the broader Kindlewood redevelopment, with no direct financial impact to the City.

NOW, THEREFORE, BE IT RESOLVED by City Council, that CHRA is authorized to issue up to \$7,000,000 in tax-exempt revenue bonds for Phase 3 of the Project.