



City Council Meeting Agenda

May 4, 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

4:00 PM Opening Session

- I. Call to Order/Roll Call
- II. Agenda Approval **APPROVED 5-0 (Fleisher/Snook)**
- III. Reports
 1. Report: State of Homelessness Report

5:30 PM Closed Meeting (if called)

Enter closed session **APPROVED 5-0 (Oschrin/Payne)**
Certify closed session **APPROVED 5-0 (Oschrin/Snook)**

6:30 PM Business Session

- IV. Moment of Silence
- V. Announcements
- VI. Recognitions/Proclamations
 - Proclamation: Older Americans Month
 - Proclamation: Bike Month
 - Proclamation: Police Week, May 11-16, 2026
 - Proclamation: Lupus Awareness Month
 - Proclamation: ALS Awareness Month
 - Recognition: 57th Annual Professional Municipal Clerks Week, May 3-9
- VII. Community Matters
- VIII. Consent Agenda* **APPROVED 5-0 (Oschrin/ Fleisher)**
 2. Minutes: February 2 regular meeting; April 27 special meeting
 3. Resolution: Resolution to appropriate \$389,975 from the Virginia Department of Housing and Community Development, Housing Opportunities for Persons with AIDS/HIV grant 26-HOPWA-303 (1 of 2 readings)
 4. Resolution: Resolution to appropriate \$98,484 from the Virginia Department of Housing and Community Development, Virginia Homeless Solutions Program Grant 26-VHSP FED RRH- 37 (1 of 2 readings)
 5. Resolution: Resolution to appropriate funds from Charlottesville City School Reimbursement #R-26-058 (2nd reading)
 6. Resolution: Resolution to Appropriate \$115,443 in Woodland Drive Performance Bond Funds (2nd reading)

7. Resolution: #R-26-060 FY26 Charlottesville Affordable Housing Fund Grant Funding Award (2nd reading)
8. Resolution: #R-26-061 Resolution to authorize the reallocation of \$1,854,818 previously appropriated CIP funding to alternative infrastructure projects with budget gaps (2nd reading)
9. Resolution: #R-26-062 Resolution appropriating \$4,555,000 from the CIP Contingency Fund for critical unfunded and one-time operational priorities (2nd reading)
10. Resolution: #R-26-063 Charlottesville-UVA-Albemarle Emergency Communications Center Lease Amendment
11. Resolution: Reallocation of \$200,000 in Capital Improvement Plan (CIP) funds for the Downtown Mall Crossing Project (1 of 2 readings)

IX. City Manager Report

- Report: City Manager Report

X. Action Items

12. Appeal Resolution: #R-26-064 The Mark, 7th Street, SW: Appeal Board of Architectural Review Denial of Certificate of Appropriateness (HST25-0084) APPROVED 3-2 (Oschrin/Snook)
13. Public Hearing: Public Hearing and Resolutions to Approve the Proposed One-Year Annual Action Plan & Associated Funding Recommendations for HUD-funded Activities for Program Year (PY) 2026-2027, a Major Amendment, approximately \$1,205,469.64 (1 of 2 readings)
 - a. Resolution: Resolution to Approve the City of Charlottesville-Thomas Jefferson Area HOME Consortium One-Year Annual Action Plan for PY 2026-2027
 - b. Resolution: Resolution to Appropriate Community Development Block Grant Funds anticipated from the U.S. Department of Housing and Urban Development for PY 2026-2027, approximately \$464,924.00
 - c. Resolution: Resolution to Approve Award(s) of HOME Investment Partnership Program Funds anticipated from the U.S. Department of Housing and Urban Development for PY 2026-2027, approximately \$92,568.21
14. Public Hearing/Res.: #R-26-065 Public hearing and resolution to approve Lease of a Portion of Property at 100 5th Street, NE to Blue Ridge Area Coalition for the Homeless APPROVED 5-0 (Oschrin/Payne)
15. Public Hearing/Res.: #R-26-066 Public hearing and Resolution to approve New Lease Agreement with The Virginia Discovery Museum for use of City-owned property located at 524 East Main Street APPROVED 5-0 (Payne/Fleisher)

XI. General Business

XII. Community Matters (2)

XIII. Adjournment



#R-26-058

RESOLUTION

**Appropriating \$268,382.46 in Reimbursement Funds to the
Buford/Charlottesville Middle School Renovation Project**

WHEREAS, Charlottesville City Schools received a UVA Innovation Grant to fund additional improvements to the science laboratories at Buford/Charlottesville Middle School, which were completed through a change order to the existing contract with Nielsen Builders; and

WHEREAS, Charlottesville City Schools reimbursed the City of Charlottesville \$268,382.46 for this work, and these funds should be returned to the Buford/Charlottesville Middle School Renovation Project (P-01012) to replenish the project budget.

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Charlottesville that \$268,382.46 is hereby appropriated to the Buford/Charlottesville Middle School Renovation Project (P-01012).

Revenue

\$268,382.46 Fund:426 WBS: P-01012 G/L Account: 432085

Expenditure

\$268,382.46 Fund:426 WBS: P-01012 GIL Account: 532085



#R-26-059

RESOLUTION

To Appropriate \$115,443 in Woodland Drive Performance Bond Funds

WHEREAS, the City of Charlottesville has received a performance bond for the Woodland Drive project; and

WHEREAS, the contractor has not completed the work and the bond proceeds were cashed and deposited in the City's CIP fund and the funds are now needed to complete the necessary work and closeout the project;

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

Expenditure

\$ 115,443 Fund: 426 Funded Program: P-01140 G/L Account: 530670



#R-26-060

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 funds.



#R-26-061

RESOLUTION

To Authorize Reallocation of \$1,854,818 Previously Appropriated CIP Funding to Alternate Infrastructure Projects with Budget Gaps

WHEREAS, the City of Charlottesville has previously allocated CIP funding for Charlottesville High School Roof Replacement and City Hall Flood Damage Repair and both projects have remaining unspent project balances; and

WHEREAS, the Meadowcreek Trail Project and Pollocks Branch Project both have budget gaps due to various circumstances;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville that previously appropriated CIP funding is hereby reallocated in the following manner:

Transfer From:

\$ 1,104,818	Fund: 426	Internal Order: 1000035	G/L Account: 599999
\$750,000	Fund: 426	Funded Program: P-01057	G/L Account: 599999

Transfer To:

\$1,500,000	Fund: 426	Funded Program: P-00995	G/L Account: 599999 - Meadowcreek
\$300,000	Fund: 426	Funded Program: P-01135	G/L Account: 599999 - Pollacks
\$54,818	Fund: 426	Funded Program: CP-080	G/L Account: 599999 - CIP Contingency



**#R-26-062
RESOLUTION**

To Allocate \$4,555,000 from the Capital Improvement Program Contingency Fund

WHEREAS per the City of Charlottesville's financial policy, year-end surpluses from the City's General Fund are transferred to the CIP contingency Fund where they accumulate until appropriated by the City Council for expenditure; and

WHEREAS the City Manager has made a recommendation and request to allocate a portion of the contingency funds to address one-time expenditures that have not previously been appropriated; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$4,555,000 is hereby allocated from currently appropriated funds in the CIP Contingency Fund for the following:

Purpose 1 - An amount not to exceed \$1,500,000 to support critical human resource management systems

Purpose 2 - An amount not to exceed \$1,095,000 to construct critical pedestrian infrastructure

Purpose 3 - An amount not to exceed \$750,000 to address emergency management priorities

Purpose 4 - An amount not to exceed \$400,000 to expand critical snow management equipment

Purpose 5 - An amount not to exceed \$310,000 to address strategic planning, performance management, and capacity priorities

Purpose 6 - An amount not to exceed \$300,000 to offset overtime for Charlottesville Fire Department

Purpose 7 - An amount not to exceed \$200,000 to address capacity building for CRHA in association with prior unfilled agreement with the City



#R-26-063

RESOLUTION

**Authorizing Execution of Amendment to Ground Lease for
Emergency Communications Center Premises**

WHEREAS, the City of Charlottesville (the “City”), the County of Albemarle (the “County”, and, together with the City, “Tenant”), and the Rector and Visitors of the University of Virginia (“Landlord”) entered into a Ground Lease in 1997 for the operation of the Charlottesville-UVA-Albemarle Emergency Communications Center (the “ECC”) located in the County at 2306 Ivy Road, Charlottesville, Virginia; and

WHEREAS, a Modular Unit, located at 2304 Ivy Road, has been added to the leased Premises for use by the ECC; and

WHEREAS, the Modular Unit constitutes part of the Premises and an Improvement and will be used, operated, insured and maintained by the Tenant pursuant to the Ground Lease; and

WHEREAS, all other terms and conditions of the Ground Lease applicable to the Premises and Improvements will apply to the Modular Unit and to Tenant’s use and occupancy. Title to the Modular Unit will remain vested in Landlord; and

WHEREAS, under the terms of the 1997 Agreement, both the City and County must consent to and execute this Amendment to the Ground Lease; and

WHEREAS, the Council of the City of Charlottesville finds that executing the Amendment to the Ground Lease serves a public purpose by improving the function of the ECC.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that Amendment to the Ground Lease is approved and that the City Manager or his designee is authorized to execute the Agreement and to take any additional administrative actions necessary.



#R-26-064

RESOLUTION

**Approving a Certificate of Appropriateness for a Multi-story, Mixed-use Building
Incorporating Two (2) Individually Protected Properties at the 200 Block of 7th Street, SW**

WHEREAS, on December 31, 2025, Steven W. Blaine, with Woods Rogers Vandeventer Black PLC (“Applicant”), on behalf of Mitchell-Matthews Architects, the Applicants for a requested Certificate of Appropriateness (“CoA”) for a multi-story, mixed-use building (“Property”) incorporating two (2) Individually Protected Properties (“IPPs”) at the 200 block of 7th Street, SW (“Requested CoA”), incorporating five (5) parcels of certain land identified within the City of Charlottesville, Virginia (“City”), real estate assessment records by Parcel Identification numbers 290071000, 290073000, 290074000, 290075000, and 290076000 and currently addressed as 202, 204, 208, and 214 7th Street, SW and 613 Delevan Street (“Property”); and

WHEREAS, the Property includes two (2) designated IPPs and the proposed development will incorporate and impact the historic, late-nineteenth (19th) century dwellings on the IPPs; therefore, per City Code Chapter 34, Section 5.2.7.A.1.a., it requires approval of a CoA and the City’s Board of Architectural Review (“BAR”) is required to determine whether the Project is compatible “with the historic, cultural or architectural character of [the] IPP that is the subject of the application;” and

WHEREAS, on December 16, 2025, in a Motion approved 6-1, BAR denied the Requested CoA, having “considered the standards set forth within the City Code, including the ADC District Design Guidelines” and subsequently determined “the proposed development at [the Property] does not satisfy the BAR’s criteria and guidelines for being compatible with the two IPPs.” [Note: When evaluating CoA requests associated with IPPs, BAR applies the ADC District Design Guidelines.]; and

WHEREAS, on December 31, 2025, as permitted by City Code Chapter 34, Section 5.2.7.E.1.b. and c., the Applicant appealed to City Council of the City of Charlottesville, Virginia (“City Council”), the BAR’s denial of the Requested CoA (“Appeal”).

NOW THEREFORE, BE IT RESOLVED, on May 4, 2026, per City Code Chapter 34, Section 5.2.7.E.1.d., following a review of the Appeal, the Project, and the Application, and having considered relevant information and opinions, including BAR’s determination, the City Staff Report, the City’s ADC District Design Guidelines, and the City’s Criteria for Review and Decision of the proposed construction, reconstruction, alteration, or restoration of a building or structure associated with an IPP (City Code Chapter 34, Section 5.2.7.D.1.a.), this City Council determines the Requested CoA satisfies the design guidelines and review criteria, and the proposed development is compatible with the IPPs at 204 and 208 7th Street, SW; and

BE IT FURTHER RESOLVED by City Council that, pursuant to the reasons stated below, *inter alia*, a CoA is hereby approved for the Requested CoA for a multi-story, mixed-use building, incorporating two (2) IPPs at the 200 block of 7th Street, SW [HST 25-25-0084],

subject to the following condition:

- Prior to a Permit allowing disturbance associated with the proposed development, a Phase I Archaeological Investigation of the five (5)-parcel site will be completed and provided to Staff for BAR's archive and recorded with the Virginia Department of Historic Resources.



#R-26-065

RESOLUTION

Authorizing the Execution of an Amended Lease of a Portion of City-owned Property at 100 5th Street, NE to Blue Ridge Area Coalition for the Homeless (“BRACH”)

WHEREAS, BRACH desires to amend its existing lease with the City of Charlottesville, Virginia (“City”), for a portion of a certain City-owned property for a term of one (1) year, with an option for renewal for up to four (4) additional one (1) year terms, and the Council of the City of Charlottesville, Virginia (“City Council), has considered the terms of the proposed lease, and has conducted a Public Hearing in accordance with the requirements of Virginia Code § 15.2-1800(B).

NOW, THEREFORE, BE IT RESOLVED by City Council that the amended lease of a portion of City-owned property located at 100 5th Street, NE, in the City to BRACH, presented to City Council this same date for consideration, is hereby APPROVED and the City Manager is hereby authorized to execute the approved amended lease on behalf of City Council, subject to approval by form by the City Attorney.



#R-26-066

RESOLUTION

**Authorizing the Execution of a New Lease Agreement for City-owned Property
Located at 524 East Main Street to the Virginia Discovery Museum, Inc. (“VDM”)**

WHEREAS, VDM desires to lease a certain City-owned property for a term of five (5) years, and with option for renewal of additional terms, and the Council of the City of Charlottesville, Virginia (“City Council”), has considered the terms of the proposed new Lease Agreement, and has conducted a public hearing in accordance with the requirements of Virginia Code § 15.2-1800(B).

NOW, THEREFORE, BE IT RESOLVED by City Council, that the new Lease Agreement for the use of City-owned property located at 524 East Main Street, Charlottesville, Virginia, to VDM, presented to City Council this same date for consideration, is hereby APPROVED, and the City Manager is hereby authorized to execute the newly approved Lease Agreement on behalf of City Council.