



CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES
April 21, 2025 at 4:00 PM
Council Chamber

The Charlottesville City Council held a regular meeting on Monday, April 21, 2025. Mayor Juandiego Wade called the meeting to order, and Clerk of Council Kyna Thomas called the roll, noting all councilors present: Mayor Juandiego Wade, Vice Mayor Brian Pinkston, and Councilors Natalie Oschrin, Michael Payne, and Lloyd Snook.

On motion by Pinkston, seconded by Snook, Council unanimously adopted the meeting agenda.

REPORTS

1. REPORT: 2025 Affordable Housing Report

City Manager Samuel Sanders, Jr., introduced this report as the Annual Affordable Housing Update.

Antoine Williams, Housing Program Manager with the Office of Community Solutions, presented the 2025 Affordable Housing Report. In 2021, the City of Charlottesville (“City”), adopted its first Affordable Housing Plan (“AHP”). This foundational document called for a bold, equity-centered approach to reversing decades of underinvestment, exclusionary land use policy, and housing insecurity. Central to the Plan was a \$100 million, ten-year (FY2022 - 2032) funding commitment endorsed by City Council. The AHP’s funding strategy aims to expand affordable housing, prevent displacement, and establish a transparent governance system for effective stewardship. The 2025 Affordable Housing Report provided a detailed review of investments, program outcomes, and system reforms implemented between FY2022 and FY2025, the first significant checkpoint since the AHP’s adoption. The aim of the report was to:

- Document how the City allocates affordable housing funds across various funding streams, including direct investments, tax relief programs, and administration.
- Provide an update on the City’s established ten (10)-year vision for housing equity and affordability.
- Provide high-level analysis of investment consistency with the AHP’s income-level targeting recommendations (50% of funds for <30% AMI households).
- Provide an update on the City’s ten (10)-year affordable housing production and preservation strategy, which includes producing 1,100 new supported affordable units, preserving 1,300 existing units, and stabilizing up to 2,200 households through tax relief, vouchers, rehabilitation, and related supports.
- Summarize emerging strategies (e.g., land bank, tax abatements) to sustain long-term affordability.

Mr. Williams and Alex Ikefuna, Director for the Office of Community Solutions, answered questions from City Council.

2. REPORT: Housing Ecosystem Anti-Displacement Toolkit (HEAT) Update: Expanding Affordable Options and Stability

- a. Report: Establishing the Land Bank Authority: Progress and Next Steps**
- b. Report: Introducing CAHTAP: A New Tax Abatement Strategy for Housing Affordability**

Antoine Williams, Housing Program Manager with the Office of Community Solutions, presented the

Housing Ecosystem Anti-Displacement Toolkit (HEAT) update.

Alan Peura, Grants Analyst with the Office of Community Solutions, presented the Charlottesville Affordable Housing Tax Abatement Program overview, a proposed financial tool to offset housing developers' costs for providing Affordable Dwelling Units ("ADU") in compliance with the City's 2023 Development Code. Council indicated approval to move forward with exploration of a new tax abatement strategy for housing affordability and bringing forth data findings for cost-benefit analysis.

Mr. Sanders stated that there has been discussion about adjusting the Notice of Funding Availability schedule, moving the Request for Investments to an earlier date before the beginning of the budget development process.

With no closed meeting, Mayor Wade recessed the meeting from 5:36 p.m. to 6:30 p.m.

BUSINESS SESSION

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

ANNOUNCEMENTS

Councilor Oschrin announced May as Bike Month and encouraged the public to participate in events.

Councilor Payne announced vacancies on City boards and commissions and the May 1 application deadline.

RECOGNITIONS/PROCLAMATIONS

Councilor Oschrin presented a proclamation to members of the Dark Sky Piedmont Group, recognizing **April 21-28, 2025, as Dark Sky Week.**

COMMUNITY MATTERS

Mayor Wade opened the floor for comments from the public.

1. Lakiera Mills, Greene County resident, spoke about a family situation involving homelessness in the city of Charlottesville.
2. Richard Feero, city resident, suggested keeping 5th Street as-is, in light of recent proposals and requests to modify the road structure and reduce the speed limit. He stated that making changes to this road could impact traffic elsewhere.
3. Jim Moore, city resident, asked questions about the City's affordable housing efforts and made statements about processes for public input on use of city funds for housing.
4. Kevin Cox, city resident, spoke about a situation involving routine trash pickup for a specific trash can at a bus stop on Monticello Road.
5. A resident asked what the city is doing to make housing more affordable.

CONSENT AGENDA

Clerk Thomas read the following Consent Agenda items into the record, and on motion by Pinkston, seconded by Snook, Council unanimously adopted the Consent Agenda (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none).

3. MINUTES: April 7 regular meeting; April 14 special meeting

4. RESOLUTION to Appropriate \$1,304,308 from the Virginia Department of Transportation ("VDOT") for the Monticello 2nd Project (2nd reading)

Michael Goddard, Deputy Director of Public Works, at the request of Councilor Snook, explained the scope of the project, which was expanded from its initial scope. He confirmed that all funds are VDOT funds.

CITY MANAGER REPORT

Deputy City Manager James Freas announced on behalf of the Department of Utilities, a new free attic insulation self-assessment tool to support home energy efficiency. He stated that more information was available online at www.charlottesville.gov/utilityincentives.

City Manager Sanders made a brief statement about the format of the City Manager Report.

- a. Police Chief Michael Kochis presented the Charlottesville Police Department Annual Report. Councilor Snook asked for an update on efforts to understand questions raised in the Disproportionate Minority Contact Report from a couple of years ago. Responding to Councilor Oschrin, Chief Kochis stated that school zone speed cameras will be activated
- b. Fire Chief Michael Thomas introduced Senior Deputy Chief Scott Carpenter, who presented the Charlottesville Fire Department Annual Report.
- c. City Manager Sanders presented his Third Quarter Work Plan Update.

ACTION ITEMS

5. PUBLIC HEARING on the City of Charlottesville's Proposed Real Property Tax Rate

Krisy Hammill, Budget Director, introduced the item for public hearing, stating that there was no proposed tax rate increase for the Fiscal Year 2026 City Budget.

Mayor Wade opened the public hearing.

- James Moore, city resident, spoke about the effective tax rate increase advertised, and the impact of increased property assessments on residents.
- A resident asked about taxes on properties versus land value.

Mayor Wade closed the public hearing.

6. ORDINANCE Establishing the Annual Tax Levy for Tax Year 2025 (laid over to April 24)

Krisy Hammill, Budget Director, introduced the Ordinance Establishing the Annual Tax Levy for Tax Year 2025, including tax rates for 1) Real Property and Mobile Homes; 2) Personal Property; 3) Public Service Corporation Property; 4) Machinery and Tools; and 5) Energy Efficient Buildings.

Council unanimously agreed to lay the ordinance over for a second reading and vote at a special City Council meeting on Thursday, April 24, 2025.

7. RESOLUTION Establishing 2025 Tax Year Personal Property Tax Relief Percentage

Commissioner of the Revenue Todd Divers presented to request for resolution approval.

On motion by Snook, seconded by Oschrin, Council unanimously approved the resolution (Ayes:

Oschrin, Payne, Pinkston, Snook, Wade; Noes: none).

**RESOLUTION ESTABLISHING THE PERSONAL PROPERTY TAX
RELIEF PERCENTAGE FOR TAX YEAR 2025**

BE IT HEREBY RESOLVED by the Council of the City of Charlottesville, Virginia (“City Council”), that, pursuant to the requirements of Virginia Code § 58.1-3524, that personal property tax relief at the rate of thirty-one percent (31%) shall be applied to the first \$20,000 of value of each qualifying vehicle having a value of more than \$1,500; and

BE IT FURTHER RESOLVED by City Council that personal property tax relief at the rate of one hundred percent (100%) shall be applied to each qualifying vehicle having a value of \$1,500 or less.

8. PUBLIC HEARING for the Program Year 2025-26 One (1) -Year Annual Action Plan ("AAP") for the City’s Community Development Block Grants ("CDBG") and HOME Investment Partnerships Programs, and corresponding funding recommendations (laid over to May 5).

Anthony Warn, Grants Analyst with the Office of Community Solutions, summarized the CDBG and HOME investment Partnership programs, and the subsequent resolution requests, and he answered questions from City Council.

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

- a. Resolution approving the City of Charlottesville Program Year 2025-2026 One-year Annual Action Plan for the city’s CDBG and HOME programs
- b. Resolution appropriating CDBG funds anticipated to be received from the U.S. Department of Housing and Urban Development as outlined in the Program Year 2025-2026 One-year Annual Action Plan, in the approximate amount of \$438,617 (1 of 2 readings)
- c. Resolution awarding HOME Investment Partnership Program funds anticipated to be received from the U.S. Department of Housing and Urban Development as outlined in the Program Year 2025-2026 One-year Annual Action Plan, in the approximate amount of \$83,016 (1 of 2 readings)

Council unanimously agreed to lay the corresponding resolutions over to the May 5, 2025, City Council meeting for a second reading and vote on the Consent Agenda.

9. RESOLUTION allocating \$35,000 of FY25 Charlottesville Affordable Housing Fund as an Emergency Grant to the Blue Ridge Area Coalition for the Homeless ("BRACH") for Supportive Housing Program

Antoine Williams, Housing Program Manager, presented the funding resolution request.

On motion by Oschrin, seconded by Pinkston, Council unanimously approved the following resolution (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none).

**RESOLUTION ALLOCATION OF CHARLOTTESVILLE AFFORDABLE HOUSING
FUND (CAHF) FY25 AS EMERGENCY GRANT TO THE BLUE RIDGE AREA**

COALITION FOR THE HOMELESS (BRACH) FOR SUPPORTIVE HOUSING PROGRAM IN THE AMOUNT OF \$35,000

WHEREAS, the City of Charlottesville, Virginia, 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 \$35,000 from the Charlottesville Affordable Housing Fund (CAHF) Grant Program under Fund 426 Project: CP-084, as per the Capital Improvement Program budget for FY2025; and

NOW, THEREFORE, BE IT RESOLVED The City Council, having received and reviewed recommendations from the CAHF Committee on the expenditure of CAHF funds for the CAHF Grant Program, resolves to allocate the amount to the Blue Ridge Area Coalition for the Homeless (BRACH) for Supportive Housing Program.

Fund	Project	GL Account	Applicant	Funded Project/Initiative	CAHF Award
426	CP-084	530670	Blue Ridge Area Coalition for the Homeless (BRACH)	Supportive Housing Emergency Grant	\$35,000

BE IT FURTHER RESOLVED that all funding awards within this resolution shall be provided as grants to the entity listed under the “Applicant” column above to be used solely for the purposes of the program listed in this resolution 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.

10. RESOLUTION of Intent to participate in the Biophilic Cities Program

Kristel Riddervold, Director of the Office of Sustainability, presented the Resolution of Intent to participate in the Biophilic Cities Program. At the request of Mayor Wade and Council members, various colleagues answered questions about the request.

On motion by Pinkston, seconded by Snook, Council approved the resolution by a vote of 5-0: (Ayes: Oschrin, Payne, Pinkston, Snook, Wade; Noes: none).

RESOLUTION EXPRESSING INTENT FOR THE CITY OF CHARLOTTEVILLE TO PARTICIPATE IN THE BIOPHILIC CITIES NETWORK

WHEREAS, the City of Charlottesville has long-standing commitments to environmental sustainability and community health and wellness, and City Council’s Strategic Plan Vision is “To be a place where everyone thrives,” including Strategic Outcome Areas focused on Climate Action, Recreation, Arts, and Culture, and Partnerships; and

WHEREAS, the City has already incorporated biophilic principles in a number of major policy documents and programs including the Comprehensive Plan, the Rivanna River Corridor Plan, the Climate Action Plan, the Development Code, the Parks and Recreation Master Plan, the Urban Forest Management Plan, and the Water Resources Protection Program; and

WHEREAS, Charlottesville has a rich and varied diversity of ecosystems that provide benefits to residents, workers, businesses, visitors and the diverse species we share our city and our region with; and

WHEREAS, evidence demonstrates that people are happiest, emotionally and physically healthiest, and most productive when working and living in close proximity to nature; and

WHEREAS, research suggests that exposure to nature can reduce stress, aid recovery from illness, enhance cognitive skills, improve academic performance, and aid in combatting childhood and adult illnesses; and

WHEREAS, in an increasingly urbanized world, it is incumbent upon cities to provide vital natural habitat to plant and animal species that may otherwise perish; and

WHEREAS, the concept of “biophilia” refers to the innate connection of humans to the natural world, and therefore “biophilic cities” are those that purposefully design, build, and manage their communities with abundant nature ensuring its residents have opportunities for deep, meaningful connection and engagement with the natural world as part of their daily life; and

WHEREAS, the Biophilic Cities Network is a community of biophilic cities from around the world whose leaders recognize the important connection between humans and the natural world and strive to place nature at the core of design and planning and work to create abundant opportunities to learn about and connect with nature; and

WHEREAS, a commitment to becoming a Biophilic City will support Charlottesville’s environmental sustainability and community health and wellness goals;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlottesville, Virginia that we support the principles of the Biophilic Cities Network and commit to collaborating with other participating municipalities, institutions, and organizations to support urban biodiversity and create opportunities for all Charlottesville residents to connect with nature.

BE IT FURTHER RESOLVED that City staff are hereby authorized to submit an application for Charlottesville to join the Biophilic Cities Network.

GENERAL BUSINESS

11. WRITTEN REPORT: 2024 2024 Integrated Pest Management Report

Mayor Wade acknowledged receipt of the written report.

12. WRITTEN REPORT: Rivanna Authorities Quarterly Report

Mayor Wade acknowledged receipt of the written report.

COMMUNITY MATTERS (2)

Mayor Wade opened the floor for comments from the public. No speakers came forward.

On motion by Snook, seconded by Oschrin, Council voted unanimously to adjourn the meeting at 8:43 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council