

Policy Briefing Summary

City Council



Regarding:	Public Hearing and Resolution to approve a Lease Amendment for property located at 100 5th Street NE to the Blue Ridge Area Coalition for the Homeless
Staff Contact(s):	Brenda Kelley, Redevelopment Manager, John Hunt, Deputy City Attorney
Presenter:	Brenda Kelley, Redevelopment Manager
Date of Proposed Action:	June 16, 2025

Issue

The Blue Ridge Area Coalition for the Homeless (“BRACH”) currently leases a portion of CitySpace from the City of Charlottesville, Virginia (“City”). Said Lease expires in August 2025. BRACH has requested that the Lease be renewed.

Background / Rule

City Council approved a Standard Form Lease Agreement for Commercial Space within a City-Owned Building or Structure (“Original Lease”) between the City and BRACH in August 2023, for approximately 366 square feet of space at a rent of \$1.00 per year, within CitySpace, located at 100 5th Street NE, Charlottesville, Virginia 22902.

Pursuant to Section 3 of the Original Lease, BRACH has the option to renew the Lease one (1) time, for one (1) year (“Renewal Term”). BRACH has requested to exercise a Renewal Term of the Original Lease.

Analysis

BRACH is the HUD-designated coordinator of the Continuum of Care for the Charlottesville community, which includes the City and the five (5) surrounding Counties. BRACH supports system improvement and collaboration to ensure a secure safety net for the homeless and very poor. The Service Provider Council, a Committee of BRACH’s Board of Directors, provides a forum in which providers share information and address concerns. BRACH currently has two (2) full-time Staff, with an additional open position. BRACH has been in existence since 1998 and its mission is to make homelessness rare, brief, and non-reoccurring. BRACH’s strategy is to collaborate with service providers to alleviate homelessness.

Working with BRACH to assist with the administration of its services aligns with the City’s Strategic Initiatives of “Partnerships” and “Housing.”

Upon receiving BRACH’s request for the Renewal Term to the Original Lease, City Staff considered the current and ongoing use of CitySpace. At this time, it is determined that renewing BRACH’s Original Lease for the Renewal Term in CitySpace will have no negative impacts on the use of this City-owned property.

Financial Impact

There is no anticipated financial impact.

Recommendation

Following conducting the legally required Public Hearing, City Staff recommends that City Council adopt the attached Resolution approving the attached Lease Amendment.

Recommended Motion (if Applicable)

"I make a Motion to adopt the attached Resolution approving the attached Lease Amendment with BRACH."

Attachments

1. RESOLUTION BRACH lease renewal
2. BRACH lease renewal Aug2025 BRACHsigned