

ORDINANCE #0-__-__

**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**

WHEREAS, at its Meeting on April 6, 2026, the Council of the City of Charlottesville, Virginia (“City Council”), adopted Ordinance #0-26-04, authorizing a forgivable loan of up to \$3,850,000, at an interest rate of three percent (3.00%) per annum for a term of approximately forty-two (42) years (“Loan”) to Piedmont Housing Alliance (“PHA”), pursuant to the terms and conditions of the Loan Agreement for 501 Cherry Avenue Site (“Agreement”) and Declaration of Affordable Housing Covenants (“Covenants”), to support the redevelopment of the 501 Cherry Avenue Site for the purpose of producing new housing for low- and moderate-income people (“Project”);

WHEREAS, following the above City Council Meeting, PHA has requested the City allow it to use a portion of the Loan proceeds for Project land acquisition purposes; and

WHEREAS, City Staff has vetted PHA’s request and recommends City Council approve PHA’s request, as it is deemed in the best interest of the City, its citizenry, and the Project.

NOW, THEREFORE, BE IT ORDAINED by City Council that PHA’s request is approved and PHA may use a portion of the Loan proceeds for Project land acquisition purposes; and

BE IF FINALLY ORDAINED that the City Manager is hereby authorized to sign and execute all necessary documents of or related to the Project, including, if necessary, any amendment to the Agreement or Covenants, subject to approval as to form by the City Attorney, or his designee.

This Ordinance will take effect immediately following adoption.

Date Introduced: _____

Date Adopted: _____

Certified: _____

Clerk of Council

