



CHARLOTTESVILLE CITY COUNCIL SPECIAL MEETING MINUTES

April 27, 2026 at 5:30 PM

Council Chamber: 605 E. Main St, Charlottesville, VA 22902

The Charlottesville City Council conducted a special meeting on Monday, April 27, 2026, to address an item postponed from the April 20 regular meeting. Mayor Juandiego Wade called the meeting to order, and Clerk of Council Kyna Thomas called the roll, noting the following councilors present: Mayor Juandiego Wade, Vice Mayor Natalie Oschrin and Councilors Jen Fleisher and Lloyd Snook. Councilor Michael Payne joined the meeting at 5:31 p.m. as the action item presentation began.

ACTION ITEMS

1. RESOLUTION Authorizing CRHA to Issue up to \$7,000,000 in Tax-exempt Revenue Bonds for Kindlewood Phase 3

Madelyn Metzler, Acting Housing Manager, presented the request. The Charlottesville Redevelopment and Housing Authority (“CRHA”) requested that City Council approve the issuance of up to \$7,000,000 in tax-exempt revenue bonds as a conduit issuer to support financing for Phase 3 of the Kindlewood Redevelopment Project (“Project”) in the City of Charlottesville, Virginia (“City”). Phase 3 of the Project consists of eighty-five (85) units, including twenty-four (24) townhomes, to be financed with tax exempt bonds and Low-Income Housing Tax Credit (“LIHTC”) equity.

This item was originally scheduled for consideration at the April 20, 2026, City Council meeting. The item was rescheduled to this special meeting so that the notice could be corrected to reflect the accurate bond amount of up to \$7 million.

Piedmont Housing Alliance (“PHA”) is leading a redevelopment of Friendship Court into Kindlewood, replacing 150 existing townhome apartments with a 385-unit income-tiered community that includes resident services, a community resource center, a central park, and an early learning center. The Project phasing prioritizes the prevention of displacement of existing residents.

Pursuant to Virginia Code § 36-19(10), attached, Virginia Public Housing Authorities are authorized to issue revenue bonds to help finance affordable rental housing. On March 23, 2026, CRHA's Board of Commissioners adopted an inducement Resolution authorizing issuance of up to \$7,000,000, subject to City Council approval. Approval would allow CRHA to issue tax-exempt revenue bonds as an intermediary to support PHA’s financing plan for twenty-four (24) townhomes in Phase 3 of the Project, leveraging bond financing with LIHTC equity to advance the broader Kindlewood redevelopment. Because CRHA would serve only as a conduit issuer, the action introduces no direct repayment obligation or credit risk for CRHA or the City; PHA, the borrower, is responsible for all bond-related payments and costs.

On motion by Fleisher, seconded by Snook, Council by the following vote approved the Resolution Authorizing CRHA to Issue up to \$7,000,000 in Tax-exempt Revenue Bonds for Kindlewood Phase 3: 5-0 (Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: None).

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 Kindewood (“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 Kindewood 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.

ADJOURNMENT

On motion by Fleisher, seconded by Oschrin, Council voted unanimously to adjourn the meeting at 5:39 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council