



City Council Meeting Agenda

April 27, 2026

City Hall Council Chamber
605 E. Main St.
Charlottesville, VA 22902

Juandiego R. Wade, Mayor
Natalie Oschrin, Vice Mayor
Jen Fleisher
Michael K. Payne
J. Lloyd Snook, III
Kyna Thomas, Clerk

5:30 PM SPECIAL MEETING

I. Call to Order/Roll Call

II. Action Items

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

III. Adjournment

MEETING GUIDELINES

- This is an in-person meeting with an option for the public to participate electronically by registering in advance for the Zoom webinar at www.charlottesville.gov/zoom. The meeting may also be viewed on the City's streaming platforms and local government Channel 10. Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call (434) 987-1267 or submit a request via email to ada@charlottesville.gov. The City of Charlottesville requests that you provide 48 hours' notice so that proper arrangements may be made.
- The presiding officer shall ensure that individuals address their comments to City Council at appropriate times, in accordance with the meeting agenda and Council's Rules of Procedure.
- No person who is not a member of the city council shall orally address it until leave to do so has been granted by the city council or until invited to do so by the mayor. (City Code sec.2-71)
- Remarks and actions that disrupt the progress of the Council meeting, and remarks from persons other than councilors, the City Manager, the City Attorney, or a presenter for an Agenda Item are not permitted.
- The presiding officer shall call an individual to order, including a councilor, when that individual goes afoul of these rules. The following are examples of remarks and behavior that are not permitted:
 - i. Interrupting a speaker who is addressing Council at the speaker's microphone, or interrupting a speaker who has otherwise been invited to address Council during Community Matters or a Public Hearing
 - ii. Interrupting a councilor who is speaking
 - iii. Shouting, and talking (either individually or in concert with others) in a manner that prevents a speaker or a Councilor from being heard or that otherwise hinders the progress of the meeting
 - iv. Blocking paths for emergency exit from the meeting room; engaging in any conduct that prevents a member of the audience from seeing or hearing councilors during a meeting; standing on chairs or tables within the Council meeting room
 - v. Threats or incitement of violence toward councilors, City staff or members of the public
 - vi. Engaging in conduct that is a criminal offense under the City Code or the Virginia Code
 - vii. Campaigning for elected office
 - viii. Promotion of private business ventures
 - ix. Using profanity or vulgarity
 - x. Personal attacks against Councilors, City staff or members of the public
 - xi. Behavior which tends to intimidate others
- During a City Council meeting the presiding officer shall have control of the Council Chambers and the connecting halls and corridors within City Hall, and any other venue where a Council meeting is being held. In case of any conduct described above, the presiding officer may take measures deemed appropriate, including but not limited to suspending the meeting until order is restored, ordering areas to be cleared by the Sergeant at Arms, or requiring any individual to exit the meeting room and adjacent premises (connecting halls and corridors.)

Policy Briefing Summary

City Council



Regarding:	Resolution Authorizing CRHA to Issue up to \$7,000,000 in Tax-Exempt Revenue Bonds for Kindewood Phase 3
Staff Contact(s):	Madelyn Metzler, Housing Compliance Coordinator
Presenter:	James Freas, Deputy City Manager
Date of Proposed Action:	April 27, 2026

Issue

The Charlottesville Redevelopment and Housing Authority (“CRHA”) requests the Council of the City of Charlottesville, Virginia (“City Council”), approval to issue up to \$7,000,000 in tax exempt revenue bonds as a conduit issuer to support financing for Phase 3 of the Kindewood 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.

Background / Rule

Piedmont Housing Alliance (“PHA”) is leading a redevelopment of Friendship Court into Kindewood, 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. As proposed, CRHA would act solely as a conduit issuer for bonds benefiting the PHA-affiliated ownership entity for Phase 3 of the Project, enabling access to 4% LIHTCs in combination with bond proceeds.

The bonds would not be general obligations of CRHA, the City, or the Commonwealth. Payment obligations and all costs, including closing costs and CRHA’s fees, would be the responsibility of PHA, the borrower. On March 23, 2026, CRHA’s Board of Commissioners adopted an inducement Resolution authorizing issuance up to \$7,000,000, subject to City Council approval.

Analysis

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 Kindewood 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. Facilitating the Project Phase 3 financing supports City strategic initiatives related to housing; recreation, arts, and culture; and partnerships.

Financial Impact

There is no direct financial impact from this action.

Recommendation

City Staff recommends that City Council, as authorized by Virginia Code § 36-19(10), adopt the attached Resolution authorizing CRHA to issue up to \$7,000,000 in bonds for Phase 3 of the Project.

Recommended Motion (if Applicable)

"I Move, as authorized by Virginia Code § 36-19(10), to adopt the Resolution authorizing CRHA to issue up to \$7,000,000 in bonds for Phase 3 of the Project."

Attachments

1. Resolution Authorizing CRHA to Issue up to \$7,000,000 in Tax-Exempt Revenue Bonds for Kindewood Phase 3
2. Virginia Code Section 36-19
3. CRHA Resolution Authorizing and Approving the Issuance of up to \$7,000,000 Multifamily Revenue Bonds for Kindewood Apartments



RESOLUTION #R-__-__

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 Kindlewood (“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 Kindlewood 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.

Date Adopted: _____

Certified: _____
Clerk of Council

Virginia Code § 36-19. Enumeration of powers.

An authority shall constitute a political subdivision of the Commonwealth with public and corporate powers, and having all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this chapter, including the following powers in addition to others herein granted:

1. To sue and to be sued; to have a seal and to alter the same at pleasure; to have perpetual succession; to make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the authority; and to make, amend and repeal bylaws, rules and regulations, not inconsistent with law, to carry into effect the powers and purposes of the authority.

2. Within its area of operation, to prepare, carry out, acquire, lease and operate housing projects and residential buildings, and to provide for the construction, reconstruction, improvement, alteration or repair of any housing project, residential building, or any part thereof, and to construct, remodel or renovate any public building or other facility used for public purposes provided the authority is requested to do so by the governing body of the political subdivision wherein the public building or facility is located.

3. To arrange or contract for the furnishing by any person or agency, public or private, of services, privileges, works, or facilities for, or in connection with, a housing project or the occupants thereof; and (notwithstanding anything to the contrary contained in this chapter or in any other provision of law) to include in any contract let in connection with a project, any provisions required to comply with any conditions which the federal government may have attached to its financial aid of the project.

4. In connection with any housing project: to lease or rent any dwelling, houses, accommodations, lands, buildings, structures or facilities embraced in any housing project and (subject to the limitations contained in this chapter) to establish and revise the rents or charges therefor; to own, hold, and improve real or personal property; to purchase, lease, obtain options upon, acquire by gift, grant, bequest, devise, or otherwise any real or personal property or any interest therein; to acquire by the exercise of the power of eminent domain any real property; to sell, lease, exchange, transfer, assign, pledge or dispose of any real or personal property or any interest therein; to insure or provide for the insurance of any real or personal property or operations of the authority against any risks or hazards, to procure or agree to the procurement of insurance or guarantees from the federal government of the payment of any bonds or parts thereof issued by an authority, including the power to pay premiums on any such insurance.

5. To invest any funds held in reserves or sinking funds, or any funds not required for immediate disbursement, in property or security in which savings banks may legally invest funds subject to their control; to purchase its bonds at a price not more than the principal amount thereof and accrued interest, all bonds so purchased to be cancelled.

6. Within its area of operation, to investigate into living, dwelling and housing conditions and into the means and methods of improving such conditions; to determine where blighted or slum areas exist or where there is a shortage of decent, safe and sanitary dwelling accommodations for persons of low income; to make studies and recommendations relating to the problem of clearing, replanning and reconstructing of blighted or slum areas, and the problem of providing dwelling accommodations for persons of low income, and to cooperate with the locality, the Commonwealth

or any other political subdivision thereof in action taken in connection with such problems; and to engage in research, studies and experimentation on the subject of housing.

7. To make loans or grants for the prevention and elimination of blighted or slum areas and for assistance in housing construction or rehabilitation by private sponsors of any and all funds received through federal programs and any and all funds received from other sources, public or private including but not limited to, rehabilitation loans received pursuant to the provisions of § 312 of the Federal Housing Act of 1964, as amended and the Housing and Community Development Act of 1974.

8. Within its area of operation, to act as agent for a political subdivision or agency of the Commonwealth or for a federal agency in making construction or rehabilitation loans to persons of low or moderate income in accordance with the rules and regulations of the political subdivision or agency.

9. Within its area of operation to make grants, loans or refinance loans made by others for assistance in planning, development, acquisition, construction, repair, rehabilitation, equipping or maintenance of commercial, residential or other buildings; provided that prior approval of any such loan by the local governing body shall be required if the building is not located within a housing, redevelopment or conservation area, or rehabilitation area and provided further that any rehabilitation funded by any such grant or loan is in compliance with property maintenance standards contained in duly adopted redevelopment or conservation plans in effect in such area of operation.

10. To borrow money and issue evidence of indebtedness in the name of and for the use of the authority, to issue bonds and other obligations, and give security therefor, subject to such limitations as may be imposed by law.

11. To conduct examinations and investigations, and to make available to appropriate agencies (including those charged with the duty of abating or requiring the correction of nuisances or like conditions, or of demolishing unsafe or unsanitary structures within its area of operation) its findings and recommendations with regard to any building or property where conditions exist which are dangerous to the public health, morals, safety or welfare.

12. With the approval of the local governing body or its designee, to form corporations, partnerships, joint ventures, trusts, or any other legal entity or combination thereof, on its own behalf or with any person or public or private entity.

13. To exercise all or any part or combination of powers herein granted.

No provisions of law with respect to the acquisition, operation or disposition of property by other political subdivisions or public bodies shall be applicable to an authority unless the legislature shall specifically state.

1938, p. 450; Michie Code 1942, § 3145(8); 1971, Ex. Sess., c. 153; 1976, c. 510; 1977, c. 136; 1978, c. 679; 1982, c. 596; 1983, c. 27; 1984, cc. 350, 450; 1988, cc. 217, 416; 1995, c. [193](#); 2002, c. [548](#); 2006, c. [784](#).

The chapters of the acts of assembly referenced in the historical citation at the end of this section may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

CHARLOTTESVILLE REDEVELOPMENT &
HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillerha.com



CRHA Resolution No.: 1501

23- March- 2026

**RESOLUTION NO: 1501
RESOLUTION OF THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY
AUTHORIZING AND APPROVING THE ISSUANCE OF UP TO \$7,000,000 MULTIFAMILY
REVENUE BONDS FOR KINDLEWOOD APARTMENTS.**

The Charlottesville Redevelopment and Housing Authority (CRHA) seeks the approval to issue up to \$7,000,000 in tax-exempt revenue bonds for Phase 3 of the Kindewood redevelopment (the Project).

Piedmont Housing Alliance (PHA) is working on the redevelopment of Friendship Court into a new community that will replace the current 150 townhome apartments with a 450-unit income-tiered community with different levels of affordability through four phases of redevelopment. The new Kindewood community will provide affordable housing as well as services for the residents, including a new community resource center, a central park, and a new early learning center. The redevelopment is taking place in phases with a build-first approach, where the first new homes are built on open space for existing residents of Kindewood to move into without being displaced.

Phase 3 of the Kindewood redevelopment includes 24 townhomes, which will be financed through a combination of tax-exempt bonds and Low-Income Housing Tax Credit equity. PHA is seeking the issuance by CRHA of up to \$7,000,000 in tax-exempt revenue bonds to assist with this financing as a conduit issuer.

Public housing authorities in Virginia are authorized, pursuant to the Virginia Housing Authorities Law, to issue revenue bonds to help finance the construction or rehabilitation of affordable rental housing. The bonds allow the Borrower to obtain 4% Low-Income Housing Tax Credits. That tax credit equity, coupled with the bond proceeds, provides financing for the development or redevelopment of a residential housing project. CRHA will serve as a "conduit issuer," issuing its bonds for the benefit of the entity created by PHA to be the owner of this phase of the Project (Borrower).

CRHA will not have any ownership interest in the Project and will serve only as an intermediary for the issuance of the bonds. The bonds are not general obligations of CRHA, the City, or the Commonwealth, and therefore impose no liability or risk on the housing authority, the City or the Commonwealth. The Borrower is responsible for all payment obligations and costs related to the bonds, including closing costs and CRHA's fees.



CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.

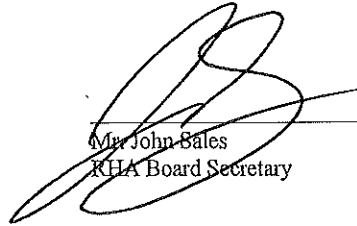


On April 6, 2026, the CRHA Board of Commissioners approved an inducement Resolution authorizing the issuance of up to \$7,000,000 in tax-exempt bonds for the Project, subject to approval by the Charlottesville City Council.

CRHA requests that the Charlottesville City Council consider and approve the issuance by CRHA of up to \$7,000,000 in tax-exempt revenue bonds for the Project.



Brigid O'Rourke
CRHA Board Chair



Mr. John Sales
CRHA Board Secretary

March 23, 2026

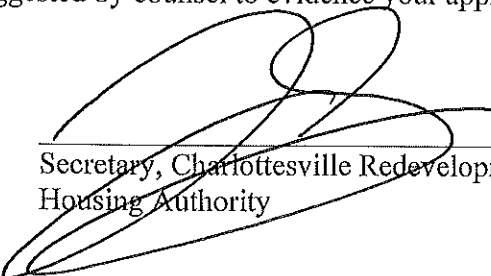
City Council of
Charlottesville, Virginia

**Charlottesville Redevelopment and Housing Authority
Proposed Financing for FC Phase 3B LLC**

FC Phase 3B LLC, a Virginia limited liability company (the "Applicant"), has requested that the Charlottesville Redevelopment and Housing Authority (the "Authority") issue up to \$7,000,000 of its revenue bonds (the "Bonds") to assist the Applicant or an entity affiliated with and controlled by, or under common ownership with, the Applicant (the Applicant or such resulting ownership entity hereinafter referred to as the "Borrower") in financing or refinancing all or a portion of (a) the costs of acquiring, renovating, rehabilitating and equipping a portion of an affordable multifamily residential rental community known as Kindlewood, such portion to consist of approximately five two-bedroom units, 12 three-bedroom units and seven four-bedroom units in three townhome style buildings, as well as other site work and community-related improvements, including in-building community space and a community park, all to be located on approximately 1.067 acres of land located at or around the intersection of Garrett St and 4th Street in Charlottesville, Virginia (the "Project"), and (b) if and as needed, issuance costs for the Bonds and other eligible expenditures, including, without limitation, any required reserves or capitalized interest (collectively, the "Plan of Finance"). The Project will meet the requirements of a qualified residential rental project within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended. The Project will be owned by the Borrower.

As set forth in the resolution of the Authority attached as Exhibit C to the certificate described below (the "RHA Resolution"), the Authority has agreed to issue the Bonds as requested. The Authority has conducted a public hearing (the "Public Hearing") on the proposed financing of the Plan of Finance and has recommended that you approve the issuance of the Bonds in satisfaction of the requirements set forth in Section 147(f) of the Internal Revenue Code of 1986, as amended, and Section 15.2-4906 of the Code of Virginia of 1950, as amended (the "Virginia Code").

Attached hereto are (1) a certificate evidencing the conduct of the Public Hearing and adoption of the RHA Resolution, (2) a summary of the comments expressed at the Public Hearing and (3) the form of resolution suggested by counsel to evidence your approval.

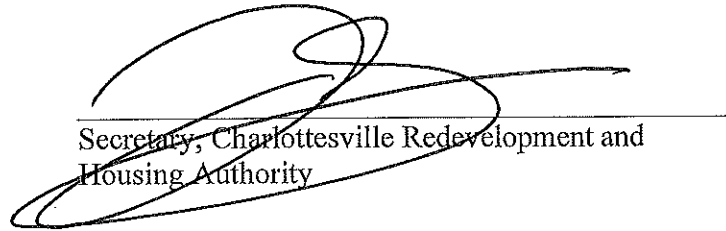


Secretary, Charlottesville Redevelopment and
Housing Authority

CERTIFICATE

The undersigned Secretary of the Charlottesville Redevelopment and Housing Authority (the "Authority"), hereby certifies that the foregoing is a true, correct and complete copy of a resolution adopted by a majority of the Commissioners of the Authority at a meeting duly called and held on March 23, 2026, in accordance with law, and that such resolution has not been repealed, revoked, rescinded or amended but is in full force and effect on the date hereof.

WITNESS the following signature and seal of the Authority as of March 23, 2026.



Secretary, Charlottesville Redevelopment and
Housing Authority

[SEAL]

CERTIFICATE

The undersigned Secretary of the Charlottesville Redevelopment and Housing Authority (the "Authority") certifies as follows:

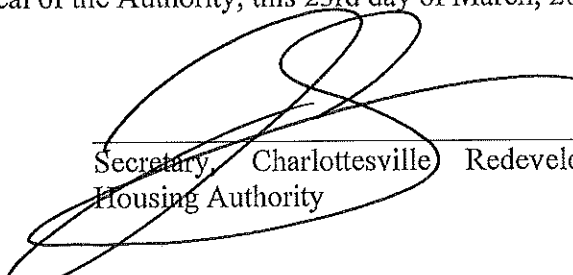
1. A meeting of the Authority was duly called and held at 6:00 p.m. on March 23, 2026, pursuant to proper notice given to each commissioner of the Authority before such meeting. The meeting was open to the public. The time of the meeting and the foregoing arrangements provided a reasonable opportunity for persons of differing views to participate and be heard.

2. The Chairman announced the commencement of a public hearing on the application of FC Phase 3B LLC and that a notice of the hearing was published in a newspaper having general circulation in Charlottesville, Virginia (the "Notice"), with the publication appearing not less than seven days prior to the hearing date. A copy of the Notice has been filed with the records of the Authority and is attached as Exhibit A.

3. A summary of the statements made at the public hearing is attached as Exhibit B.

4. Attached as Exhibit C is a true, correct and complete copy of a resolution (the "Resolution") adopted at such meeting of the Authority by a majority of the commissioners present at such meeting. The Resolution constitutes all formal action taken by the Authority at such meeting relating to matters referred to in the Resolution. The Resolution has not been repealed, revoked, rescinded or amended and is in full force and effect on this date.

WITNESS my hand and the seal of the Authority, this 23rd day of March, 2026.



Secretary, Charlottesville Redevelopment and
Housing Authority

[SEAL]

Exhibits:

A - Copy of Certified Notice

B - Summary of Statements

C - Resolution

EXHIBIT A

NOTICE OF PUBLIC HEARING

[See Attached]