

Charlottesville



Report on FY27 Requests for Information & 2nd QTR Off Cycle Requests

January 5, 2026



FY27

Requests for Information



Notice of Funding Availability (NOFA) Fiscal Year 2027

Funding Programs

Program	Purpose	Estimated Funding Available	Funding Availability	Application Period
Fundamental Organizations (Invitation only)	To support services and programs provided by an entity designated by the City of Charlottesville as fundamental.	TBD	July 1, 2026	September 2, 2025- October 3, 2025
Vibrant Communities Fund (VCF)	To provide operational and/or program support to non-profits serving City of Charlottesville residents.	TBD	July 1, 2026	September 19, 2025- October 20, 2025
Housing Operations & Program Support (HOPS)	To support the operational needs of non-profit organizations involved in affordable housing and homelessness prevention.	\$575,000	July 1, 2026	September 19, 2025- October 20, 2025
Charlottesville Affordable Housing Fund (CAHF)	To provide flexible funding for the development and preservation of affordable housing units within the City of Charlottesville.	\$823,000	July 1, 2025	October 21, 2025- November 21, 2025
Community Development Block Grant (CDBG)	To support activities including homeownership, home repair, public and human services, economic development, and public infrastructure improvements.	\$410,468	July 1, 2026	January 5, 2026- February 7, 2026

Home Investment Partnerships (HOME)	To support the creation and preservation of affordable housing through homeownership and rehabilitation programs.	\$112,248	July 1, 2026	January 5, 2026- February 7, 2026
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Request for Information

Housing Development Partnerships (RFI)	To gather information on housing development projects requiring significant investment, particularly those involving LIHTC.	TBD	N/A	November 1, 2023 - November 30, 2023
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FY27 RFI SUBMISSIONS

Community Services Housing

- LIHTC rehab of multifamily housing serving persons with disabilities
- \$900,000 requested
- \$22,500 per affordable unit
- 40 units total
 - 20 @ 40-50% AMI
 - 20 @ 60% AMI

Brick Lane Better Communities

- Hotel to mixed income multifamily conversion
- \$1,750,000 requested
- \$13,780 per affordable unit
- 192 units total
 - 19 units @ 60% AMI
 - 108 @ 80% AMI
 - 19 @ 120% AMI
 - 46 @ market rate

Preservation of Affordable Housing

- 100% affordable new construction apartment building
- \$3,000,000 requested
- \$17,647 per affordable unit
- 170 units total
 - 170 units at 60% AMI



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- LIHTC rehab of multifamily housing serving persons with disabilities
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**Staff Recommends
Consideration**



Brick Lane Better Communities

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**Project Does Not
Sufficiently Capture AMI
Targets**

Preservation of Affordable Housing

- 100% affordable new construction apartment building
- \$3,000,000 requested
- \$17,647 per affordable unit
- 170 units total
 - 170 units at 60% AMI

**No
Recommendation
Will Council
Support UVA
Project???**

CURRENT CIP-FUNDED PROJECT: Additional Request

Kindlewood Phase 4

- \$4,500,000 currently committed in CIP
- Overall Kindlewood agreement called for a range of 425-475 units
- Available funding will allow for 85 to 95 units in Phase 4 for a total of 380 to 390 units
- Two Options to address:
 - Provide \$3,000,000 funding to produce ~ 130 units in phase 4
- Modify the Kindlewood agreement to reduce minimum required units to 380 to 390 units



CURRENT CIP-FUNDED PROJECT: Additional Request

501 Cherry

- Request for Additional Investment:
 - \$700,000 Cash
 - \$1M Performance Agreement (tax abatement) over 30 years
- Gap funding to support goal of building grocery store without financing

- Prior-Approved City Investment:
 - \$3.15M Cash
 - \$1M Performance Agreement (tax abatement) over 30 years

NOTE: Food Co-Op Request for Consideration

- 7,000sf space for Grocery Store Co-Op
- Need 18-24 months for additional proof of concept work
- City support for the project includes an indirect endorsement of the Food Co-Op while in feasibility phase
- Agreement between PHA and Food Co-Op is still needed



REQUEST FOR INTERVENTION: Counseling + Rental Assistance

- o Kindlewood Intervention
 - o Rising rental payment delinquencies indicative of larger nonpayment trend
 - o \$305,000 requested for pilot program
 - o \$85,000 for financial coaches
 - o \$220,000 for matching payments toward arrears
- o Could have broader application for this intervention with CRHA and other low-income sites





2nd Quarter Off Cycle Requests

2ND QUARTER OFF CYCLE REQUESTS

\$145,000 YMCA

- Costs to upgrade to meet state egress standards
- Additional fundraising secured from local family funds
- **City ASK: \$45,000**

Funding Source: Council Strategic Initiatives Fund

\$250,000- \$500,000 BRACH

- Permanent Supportive Housing Funds
- Serves 32 individuals in the region
- Uncertain federal action/court injunction
- **City ASK: Undetermined**

Funding Source: FY26 Shelter Operation Funds

\$150,000 PACEM

- Operating Shortage for current year
- Could lead to shorter shelter season (Mar/Apr)
- Additional funding consideration by local funders
- **City ASK: \$65,000**

Funding Source: FY26 Shelter Operations Funds

\$340,000 SALVATION ARMY

- Operating new family shelter for 24 occupants
- 5:2BR, 1:1BR, shared kitchen, laundry, storage, and common space – Ready to Open!
- **City ASK: \$340,000**

Funding Source: FY26 Shelter Operations Funds





Charlottesville