

AMENDED ORDINANCE
AUTHORIZING A FORGIVABLE LOAN TO VIRGINIA SUPPORTIVE
HOUSING TO SUPPORT THE PREMIER CIRCLE/VISTA 29 PROJECT
FOR THE PURPOSE OF PRODUCING NEW HOUSING UNITS FOR
HOMELESS PERSONS AND VERY LOW-INCOME HOUSEHOLDS

WHEREAS, the Council of the City of Charlottesville, Virginia (“City Council”), approved Ordinance #O-24-099 in August 2024, authorizing a Forgivable Loan to Virginia Supportive Housing to support the Premier Circle Project for the purpose of producing new housing units for homeless persons and Very Low-Income households; and

WHEREAS, SupportWorks Housing (“SupportWorks”), formerly known as Virginia Supportive Housing, has requested multiple revisions to the original terms and conditions; and

WHEREAS, the production of new housing units for homeless persons and Very Low-Income Households is a public purpose and use for which public money may be spent, and such production is a governmental function of concern to the Commonwealth of Virginia; and

WHEREAS, pursuant to Virginia Code § 15.2-958, as amended, the City of Charlottesville, Virginia (“City”), may, by Ordinance, make grants or loans to the owners of residential rental property occupied, or to be occupied, following construction, by homeless persons and households of Very Low-Income, for the purpose of producing such property; and

WHEREAS, SupportWorks is a private, nonprofit 501(c)(3) organization (corporation) organized and operating under the laws of the Commonwealth of Virginia, having as its mission to end homelessness by providing permanent housing and supportive services; and

WHEREAS, SupportWorks is developing the Vista 29 Project, formerly known as Premier Circle, at 405 Premier Circle (“Project”), in Albemarle County, Virginia (“County”), that will have seventy-seven (77) studio apartments and three (3), one (1)-bedroom apartments with supportive services, such development to be funded by Low Income Housing Tax Credits, private donations, grants, and local government funding from the County and the City; and

WHEREAS, the Project will be a mixed-income community with a blend of units for homeless and Very Low-Income Households from the County, the City, and the surrounding region; and

WHEREAS, SupportWorks has requested the City to award local public funding for the Project, in an amount sufficient to subsidize the projected cost of constructing the required public infrastructure for the Project, as well as the construction of Very Low-Income affordable units, the City desires to make a Forgivable Loan to SupportWorks, pursuant to and in consideration for, SupportWorks’s activities in compliance with a Loan Agreement, to be approved by the City; and

WHEREAS, the City desires to loan up to \$750,000 of already approved funding at an interest rate of three percent (3.00%) per annum for a term of approximately forty (40) years to

SupportWorks (“Loan), pursuant to the terms and conditions of a Loan Agreement and a Declaration of Affordable Housing Covenants, to be approved by the City.

NOW, THEREFORE, BE IT ORDAINED by City Council that the Loan Agreement, in substantially the same form presented to City Council at this Meeting, is hereby approved; and

BE IT FURTHER ORDAINED BY THIS CITY COUNCIL THAT the City Manager is hereby authorized to execute a Loan Agreement containing the terms and conditions consistent with those set forth within this Ordinance, and other documents and instruments necessary to complete this Loan transaction, subject to approval by the City Attorney’s Office as to the form of all such documents and instruments.

Date Adopted: _____

Certified: _____
Clerk of Council