

Housing Advisory Committee (HAC) Minutes

Wednesday, April 15th 2026

Neighborhood Development Services Conference Room 12p - 2p

HAC Members Present:

- Joy Johnson (JJ), Chair, Affordable Housing Beneficiary
- Mike Parisi (MCP), Secretary, At-Large member
- Rich Bard (RB), Affordable Housing Beneficiary
- Peppy Linden, At-Large (PL)
- Michael Payne (MP), City Councilor
- Nicole Scro (NS), Real Estate Professional
- Terry Tyree (TT), Affordable Housing Beneficiary

HAC Members Absent:

- Sunshine Mathon (AM), Vice Chair, Non-profit - Piedmont Housing Alliance
- Heather Griffith (HG), Real Estate Professional
- Dan Rosensweig (DR), Non-profit - Habitat for Humanity
- John Sales, Non-profit - Charlottesville Redevelopment & Housing Authority (JS)

Staff Attendees:

- Madelyn Metzler (MM), Acting Housing Program Manager, Neighborhood Development Services

Other attendees:

- Kathleen Glenn-Matthews, CRHA

1. Welcome

JJ: Calls meeting to order at 12:12pm.

2. Introductions and Attendance

3. Staff Updates

MM: Charlottesville Affordable Bridge Loan Program (CABL) launched, available to non-profits for new construction and rehabilitation.

- Loan amounts up to \$500,000
- Short-term financing (up to 24 months)
- Low 2% interest rate, adjusted annually
- Most loan decisions made within 30 days of receiving a completed application

HOPS (Housing Operations and Program Support) grants presented to City Council April 12, CAHF (Charlottesville Affordable Housing Fund) will be presented April 20.

Revitalization Area designation approved by Council for Westhaven, helps funding applications.

Next Council meeting: various CRHA approvals (including non-profit formation), bonds for Kindlewood.

501 Cherry Ave funding agreement approved April 6.

CSRAP (Charlottesville Supplemental Rental Assistance Program) evaluation ongoing, data collection concluding soon. MM conducting interviews with staff and other agencies.

Affordable Dwelling Unit Manual/Student Housing Study has finished, was presented to Planning Commission last night, will be presented to Council April 20.

Housing Division Assessment Report being finalized by consultant.

FY26 Budget approved by City Council, includes two funded Housing division positions (Housing Compliance Coordinator, Housing Program Manager). Kellie Brown working with HR on hiring and recruitment.

TT: What are Housing division responsibilities and needed additional capacity?

MM: Grant management, applications, administration, reports, funding disbursement. Projects like South 1st and 6th Street, Kindlewood. Need to review every application for new development for housing compliance. Will need to monitor and enforce housing requirements once new affordable units are built. Housing Program Manager yet to be advertised. Hoping to share more updates at next HAC meeting.

NS: Re: budget discussions and housing staff advocacy, how can HAC be helpful?

MP: Housing Division staffing was discussed at budget work sessions, made attempts to discuss publicly. Council aware of staff needs and HAC views. Council followed City Manager recommendation to not create any new positions city-wide. Opportunity for Council to direct City Manager to implement staffing recommendations. Possible that revenue projections next time will be higher, unexpected position vacancies, could leave funds available for a position. HAC could request being the subject of a 4p Council worksession.

Discussion of HAC communication methods/language to City Council re: staff positions.

Resolution language:

“Move that HAC affirms the needs for additional NDS housing staff capacity generally as described in the consultant’s recent reporting, and as a necessary first step the inclusion of funding within the FY28 budget cycle, if not sooner in the case of funds becoming available, for at least one additional housing staff position subject to NDS director’s discretion.”

HAC will request worksession for ~Jun 1.

4. Agenda Items

i. February 18, 2026 HAC Meeting Minutes

Approved.

ii. Check In on HAC 2026 Priorities

Items from past workplan iteration completed:

- Recruitment of lived experience members
- ADU Program language clean-up

Items not complete/paused:

- PILOT
- Landlord Risk Reduction Fund
- Tax Abatement
- Place-based Incentives
- Fee Waiver Programs
- Mid-Year Review

5. Public Comment

No public comment.

6. Next scheduled meeting: May 20, 2026 in CitySpace

MM: Will be out of town for May 20, can reschedule for Wed 13th.

7. Adjourn

Meeting adjourned 147p.