City Council Meeting Agenda
November 17, 2026

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

4:00 PM SPECIAL MEETING

Call to Order/Roll Call

Work Session

1. Presentation: Charlottesville Redevelopment and Housing Authority Presentation on Future Requests and City Housing Portfolio Update
2. Resolution: Resolution to appropriate $3,000,000 to CRHA to support the acquisition of the 11 Properties (1 of 2 readings)
3. Resolution: Resolution for a Deed Release at 414 10th Street NW (Dogwood Portfolio)
4. Resolution: Resolution for a Deed Release at 801 Harris Street (Dogwood Portfolio)

5:30 PM Councilor Reports from Boards & Committees

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:	**Charlottesville Redevelopment and Housing Authority Presentation on Future Requests and City Housing Portfolio Update**
Staff Contact(s):	James Freas, Deputy City Manager
Presenter:	**John Sales**
Date of Proposed Action:	November 17, 2026

Issue
The Charlottesville Redevelopment and Housing Authority (CRHA) is looking at several acquisition and programmatic interventions to address housing affordability in the City.

Background / Rule
The Charlottesville Redevelopment and Housing Authority (CRHA) is seeking City Council support for three separate affordable housing initiatives intended to preserve housing affordability and promote housing stability within the community.

Analysis

Financial Impact

Recommendation

Recommended Motion (if Applicable)

Attachments
1. CRHA Presentation

CRHA Request

By: John M. Sales
Executive Director

Westhaven Master Planning

- On March 13, 2025, Westhaven Resident Planners came to a consensus on a Master Plan for the Westhaven Site.
  - The planners are now working with the development team to come to a consensus on the overall design of the townhouse and the mixed-use building along 10th St.
  - The Westhaven plan is a neighborhood-scale community that doubles the amount of affordable housing opportunities in townhomes and apartments and offers more than 4 times the amount of usable outdoor community spaces. Key features include connection to W. Main through a ramped walkway, centralized outdoor community space, and a "promenade" connecting the site.
  - Phase 1 includes 150 deeply affordable units fully subsidized with public housing assistance and housing choice vouchers.
    - 82 units in the Senior/ Elderly building
    - 68 units in the multi-family building
  - Phase 2 of Westhaven is currently being planned with the Westhaven Resident Planners.
    - The second phase will provide between 124-138 units, assisting families as low as 0% AMI.
  - **The anticipated need from the City is $15 million for Phase 2 of Westhaven. These funds would be in addition to the funds already allocated to Phase 1 of Westhaven.**



LEGEND

1. COMM. CENTER / OFFICES + CLINIC
2. 1-STORY STRUCTURED PARKING
3. MULTI-USE BUILDING
4. LITTLE KID RECREATION + PLAY
5. BIG KID RECREATION + PLAY
6. ALL AGES RECREATION + PLAY
7. DOG PARK
8. SMALL GATHERING
9. PICNIC PAVILION / LARGE GATHERING
10. PEDESTRIAN PROMENADE
11. COMMUNITY GARDEN
12. ACCESSIBLE WALKING LOOP (½mi)
13. CROSSWALKS & TRAFFIC CALMING
14. DUMPSTER
15. W MAIN ACCESSIBLE WALK WITH HISTORICAL INTERPRETIVE SIGNAGE

UNITS & PARKING

235-264 UNITS
- 83-102 TOWNHOMES
- 128 APARTMENTS
- 24-34 MIXED USE UNITS

285 PARKING SPOTS

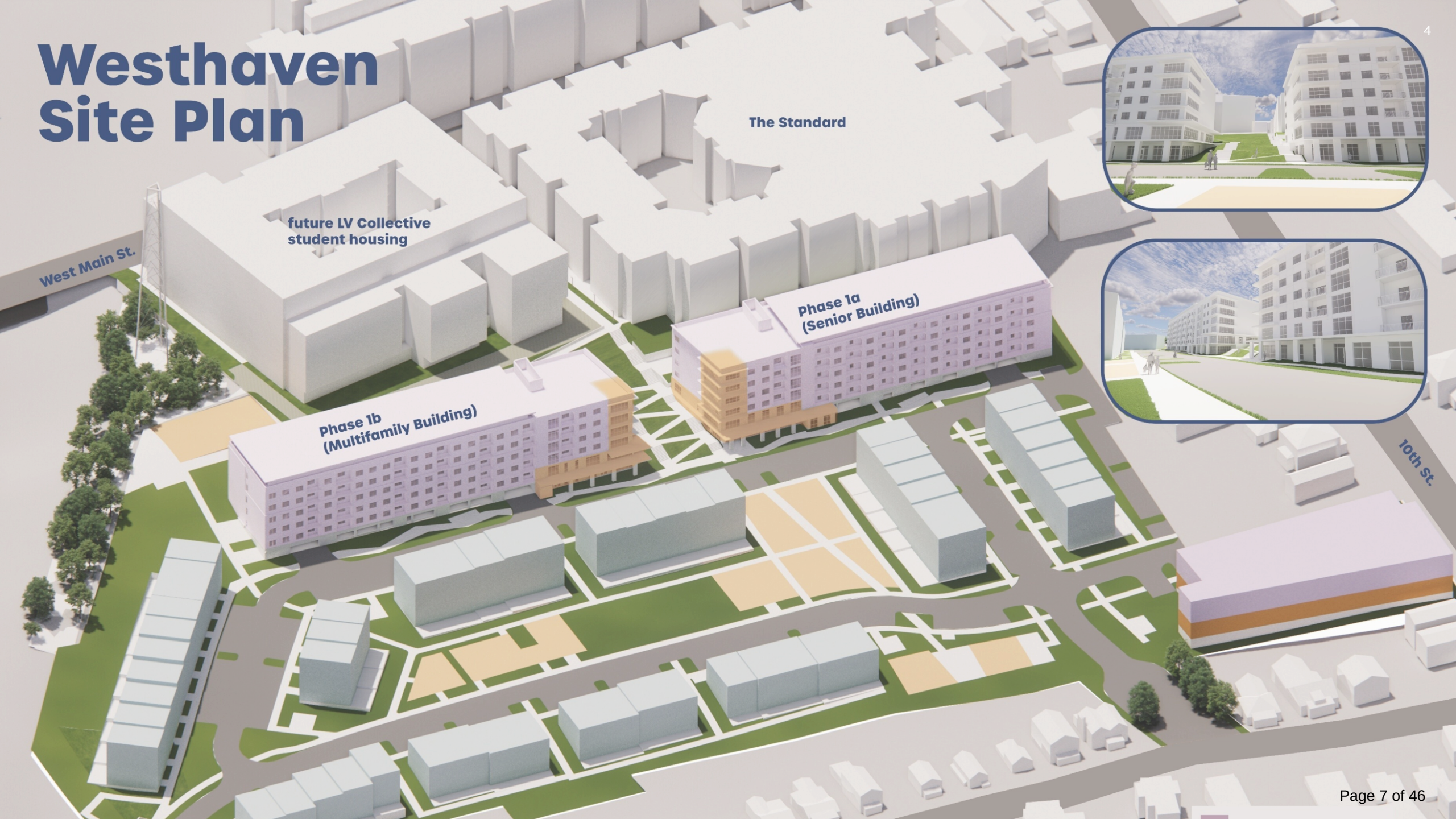
waterstreet studio | ARNOLD DESIGN STUDIO | RIVERBEND DEVELOPMENT | BRICK & STORY | NEW ECOLOGY

PROPOSED SITE PLAN

MASTER PLAN
MARCH 11, 2025

WESTHAVEN

Westhaven Site Plan

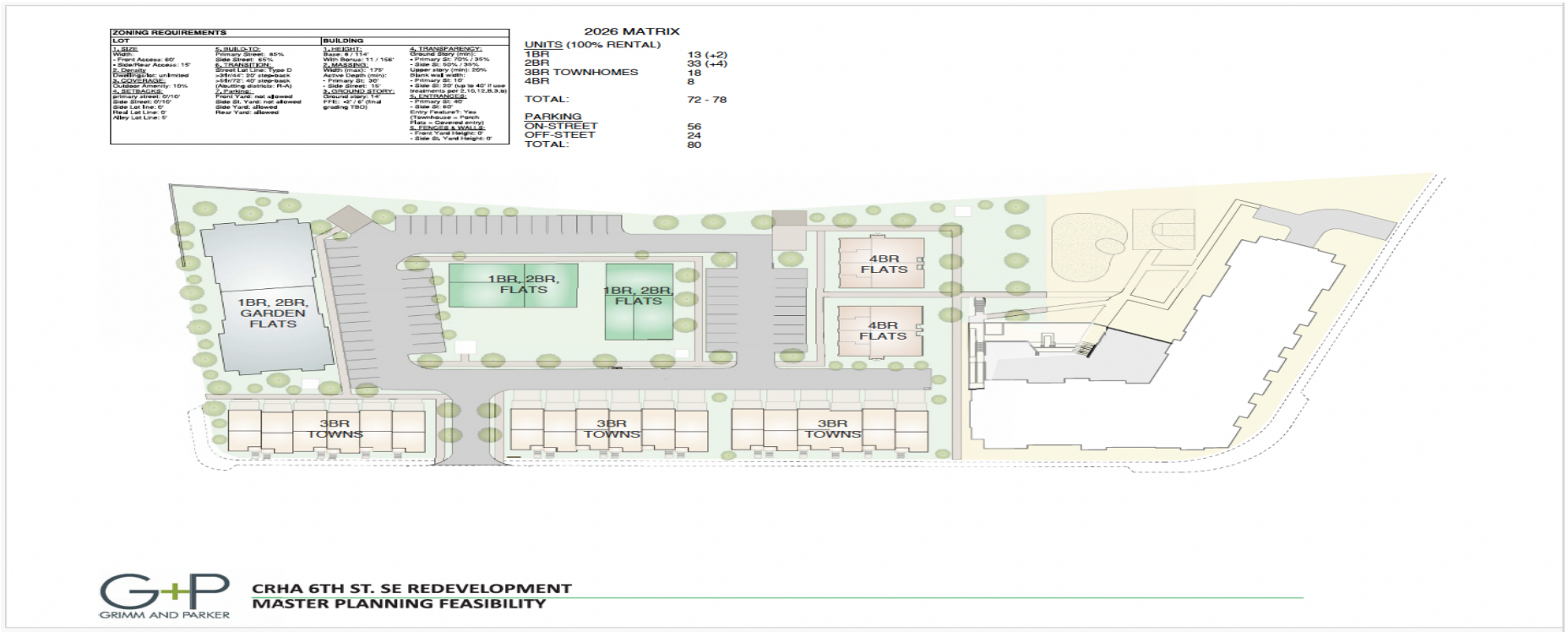






Sixth St Phase 2

- The Sixth St Resident Planners are actively engaged with the Development team to plan the second Phase of Sixth St.
- The current plan includes townhomes, apartment flats, and a single garden-style walk-up apartment building.
- **City Request: $3 million. Funds are already allocated in the CIP for this project. Additional funding is not being requested at this time.**



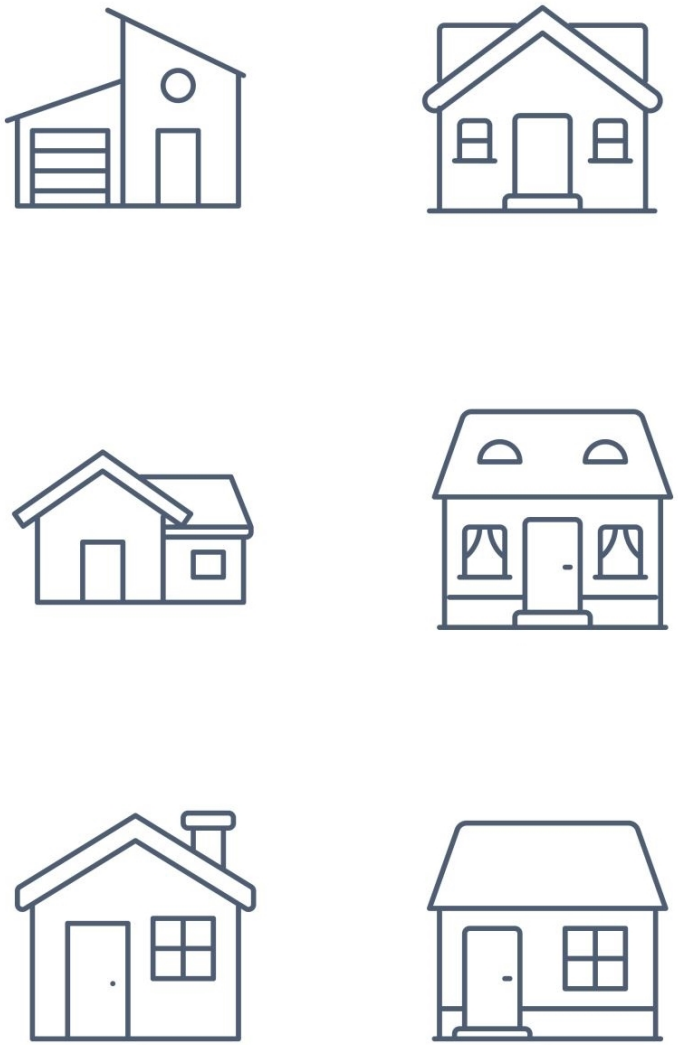
What is Affordability Fortification?

- The City of Charlottesville has hundreds of Naturally Occurring Affordable Housing(NOAH) units that are at risk of losing affordability due to landlords exiting out of property management.
  - The CRHA, in partnership with the City of Charlottesville and FAHE, has successfully preserved and fortified approximately 80 units.
  - CRHA has taken over the ownership and management of the units without large rent increases, which has fortified the affordability of the units for current residents.
    - The City's investment in the portfolio is what allowed CRHA to acquire the units without large rent increases.
  - Property owners are reaching out to CRHA to acquire their properties in hopes of preserving the affordability for the tenants living in the homes.
    - Yesterday, I toured a 6-unit, 3-bedroom opportunity in Fry Springs. 75% of the tenants have lived in their homes for 10+ years.



WHY FORTIFICATION MAKES SENSE

- On average, it costs approximately $550,000 to develop a new construction affordable housing unit through the LIHTC program.
  - It also takes years to plan and develop new construction affordable units, and it is nearly impossible to develop deeply affordable units without a subsidy attached to the unit.
  - As CRHA continues to redevelop its public housing portfolio, the ability to utilize project-based vouchers (PBV's) will reduce.
- It is much cheaper to make a current unit deeply affordable than to build an affordable unit at any AMI level.
  - As construction costs continue to increase, the cost disparity between new construction and preservation will only increase.



Fortification Opportunities

- Silk Purse Acquisition
  - The Silk Purse portfolio is solely owned by Jeremy Caplin. It includes 70 individual scattered-site parcels. A majority of the portfolio is comprised of single-family homes in 10th and Page and Venable.
  - CRHA has been in negotiation with Mr. Caplin since late 2025, after he informed us that he was interested in selling a portion of the Silk Purse portfolio to CRHA.
    - Mr. Caplin's goal is to ensure the units stay affordable and the residents residing in the units can continue residing in the property affordably.
  - We cannot afford to lose these units to the market. It is a 100% chance that the affordability of the units will be lost if the units are sold on the open market.
    - Mr. Caplin recently sold one of his vacant units on the open market that was formally rented affordably for $671,650 in October 2025.



Silk Purse Acquisition

- Acquisition of 11 properties consisting of 13 deeply affordable units for $3 million. All but one parcel consists of detached single-family homes. One parcel has a duplex with a detached cottage in the rear of the property.
  - $230,769.23 per unit
  - $272,727.27 per property
- **CRHA Request: $3 million**



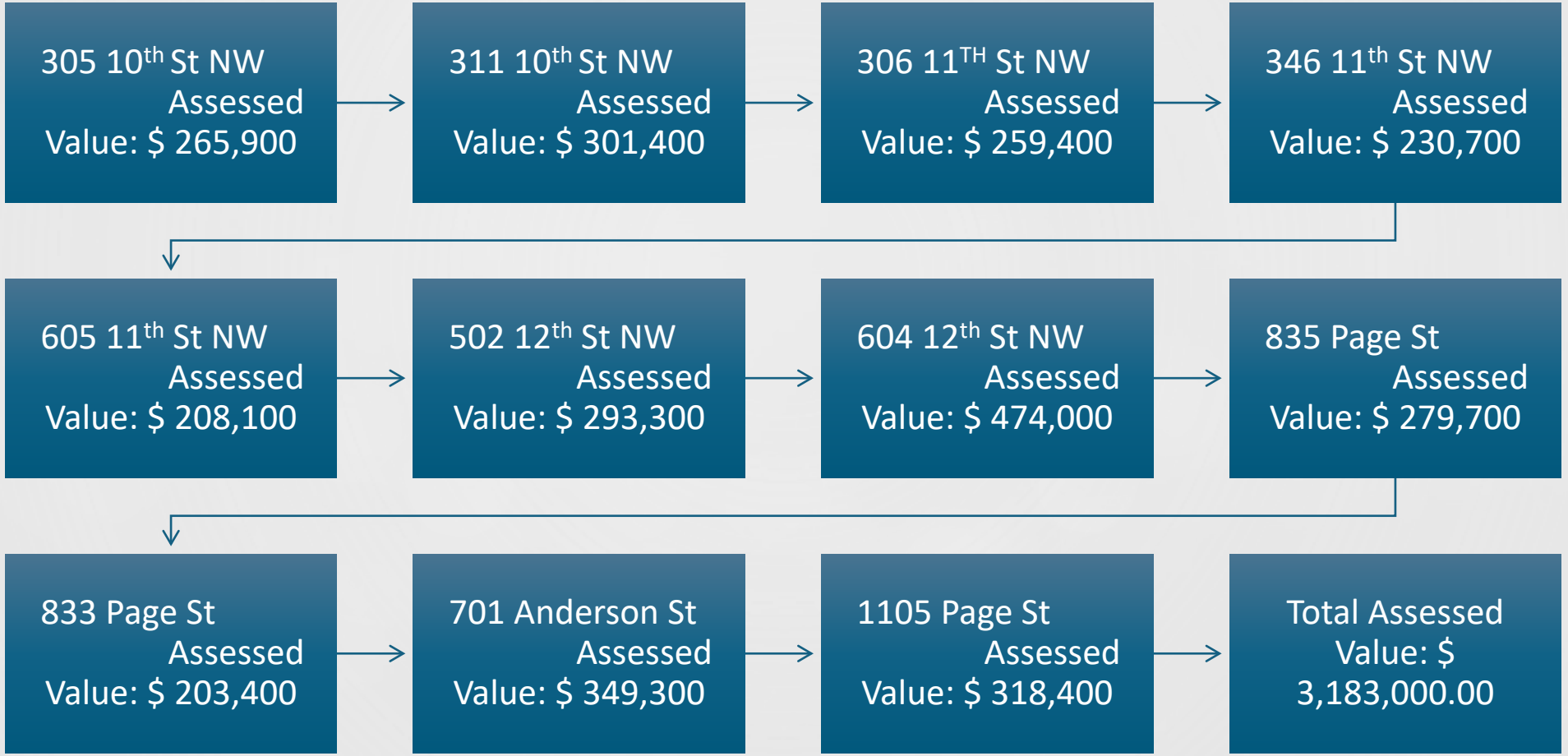
WHY IS THE CITY NEEDED AS AN PARTNER

- The City is needed in a partnership on this portfolio due to the very low rents collected.
- Each unit is rented at approximately $1,500 below fair market rent.
- The 13 units gross approximately $6,660 monthly.
  - On average, the units are rented for approximately $500 per month.
    - The rents are almost comparable to public housing rents.
- The units cannot hold a loan with the current rent roll and would need to triple the current rents to sustain a loan.
- The portfolio will break even after adjusting the rents to the units currently under a HAP contract.
  - After Year 1, the portfolio will begin developing a portfolio-funded replacement reserve.
    - $300 per unit per year.

Silk Purse Portfolio Performance

EXPENSE ANALYSIS	Annual Expense	$/Unit
Administrative w/o Mgmt, Audit, VHDA	21,200	1,631
Utilities	0	0
Maintenance	93,500	7,192
Real Estate Taxes	0	0
Insurance	3,500	269
Other Taxes / Insurance	0	0
TOTAL Building Expense	118,200	9,092
Replacement Res.	3,900	300
Management	7,992	615
VHDA Monitoring	0	0
Total Operating Expense	130,092	10,007
Partnership Management/Audit	0	0
Total Annual Expenses	130,092	10,007

Silk Purse Assessments



Plan for Silk Purse

- Our Development partner (AHG) has committed to assisting with turning two of the units into PH homeownership opportunities. The funding from this action will create a large reserve for the portfolio. Current commitment is up to $500,000.00.
- There is a commitment from CRHA to keep the families currently housed in Silk Purse in the units at a reasonable rental rate.
  - All of the units are far below the market rate rents. CRHA will implement a 10% increase each year. Any unit with a voucher will be increased upon ownership change to the max payment standard.
  - Jeremy Chaplin is also committing $10,000 per year back into the portfolio for upkeep for the next 10 years.
- The overall plan for the units that do not become homeownership units will get rolled into the Dogwood portfolio. All of the units will be rehabbed during the recapitalization phase.



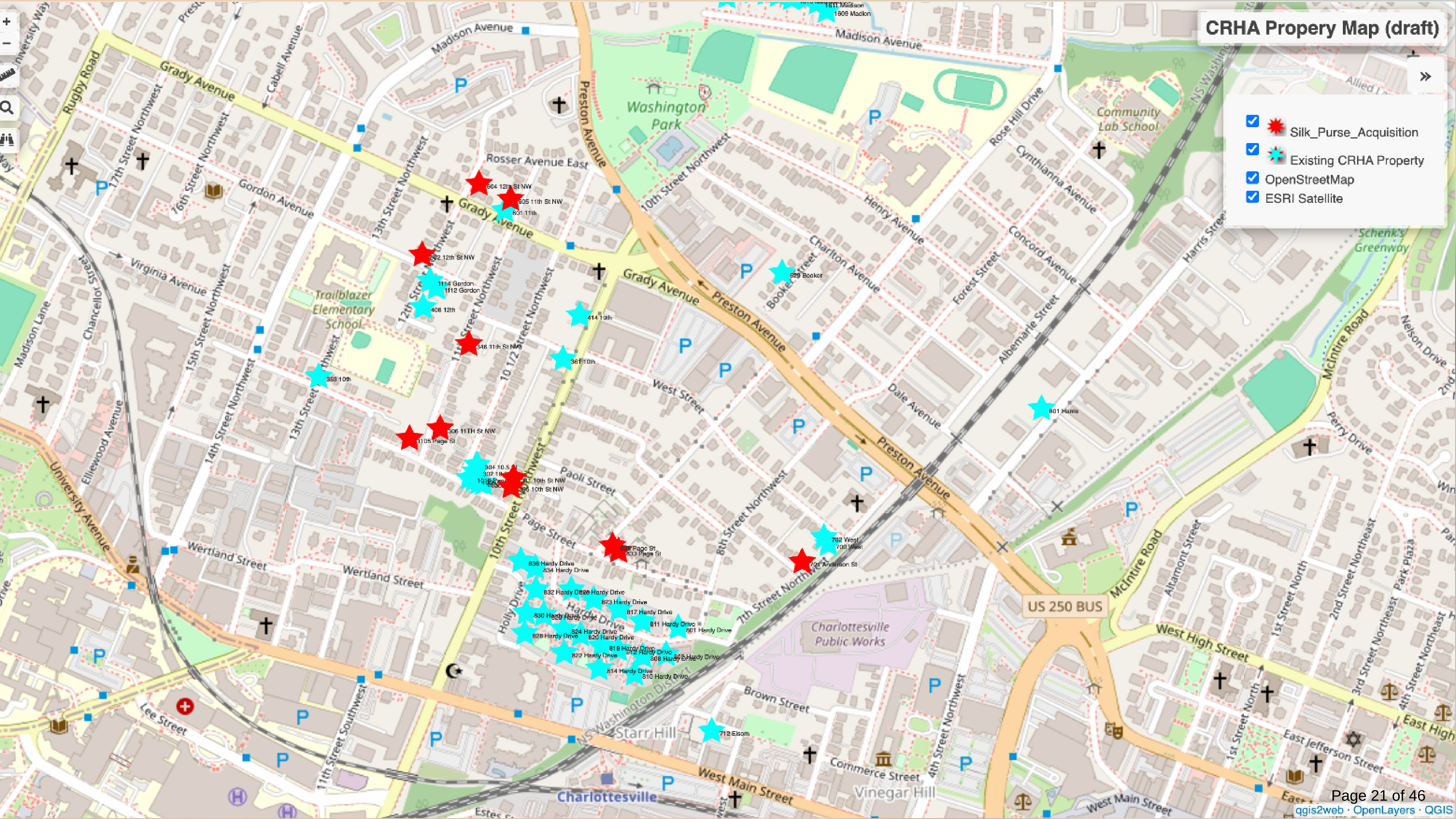
Unit Conditions

- 502 12th St- Small single-family home located at the rear of the property, close to the property line, which would provide ample opportunity to construct a new home on the front portion of the lot. The property is currently vacant. 2br/1b
- 606 12th and 60412th-1109 Grady Avenue. This parcel contains a duplex and a cottage, for a total of 3 rental units, of cinderblock construction. The duplex got a brand-new roof in 2025. Duplex 2br/1b Cottage 1br/1b
- 605 11th. Two story house with brick exterior and a tin roof. House was upgraded and modernized about 8 years ago. Home is occupied. 2Br/ 1.5b
- 346 11th. Small stucco house on a full-sized lot. Heavily remodeled about 10 years ago. 2br/1b
- 835 Page St. Big old stucco, typical neighborhood house on a small lot. Needs its bathroom remodeled. 3br/1b
- 833 Page St. Quirky one-story house that was built by one of the sons of the family who lived next door at 835 originally. Good condition. 2br/1b
- 701 Anderson St. Pick of this litter! An old stucco neighborhood house that underwent a heavy makeover 9 years ago. Nice hardwood floors, a more

Unit Conditions Con’t

- 306 11th. The house is vacant now, and I need of a new kitchen and repairs. There is a lot of room inside that house, and it is possible that it could benefit from changing the layout slightly. Currently 2br/1b.
- 311 10th. All of the wood exterior trim was painted this year. Tenants have been there over ten years. 2br/1b
- 305 10th. House is kept in nice condition by the tenant. This house would benefit from having its windows replaced and probably could use a new kitchen. 2br/1b
- 1105 Page St. Very cute, very old narrow 2-story house on a deep narrow lot. Has two bedrooms upstairs, and LR,K, and bath on the ground floor. Has a driveway and off-street parking, and also has a good sized, one-story secondary building in the back, which might be suitable for an ADU. 2br/1b




CRHA Propery Map (draft)
Silk_Purse_Acquisition
Existing CRHA Property
OpenStreetMap
ESRI Satellite
Madison Avenue
Grady Avenue
Rosser Avenue East
Gordon Avenue
Virginia Avenue
Preston Avenue
Washington Park
Community Lab School
Trailblazer Elementary School
West Street
Paoli Street
Page Street
Wertland Street
Hardy Drive
Brown Street
Commerce Street
West Main Street
West High Street
US 250 BUS
Charlottesville Public Works
Starr Hill
Vinegar Hill
Charlottesville
University Avenue
Rugby Road
10th Street
7th Street Northwest
8th Street Northwest
McIntire Road
Schenk's Greenway
804 12th St NW
805 11th St NW
802 12th St NW
1114 Gordon
1112 Gordon
406 12th
414 10th
346 11th St NW
361 10th
353 10th
406 11TH St NW
1105 Page St
529 Booker
801 Harris
702 West
700 West
701 Anderson St
712 Elsom
836 Hardy Drive
832 Hardy Drive
823 Hardy Drive
817 Hardy Drive
811 Hardy Drive
801 Hardy Drive
824 Hardy Drive
828 Hardy Drive
820 Hardy Drive
822 Hardy Drive
814 Hardy Drive
810 Hardy Drive
qgis2web · OpenLayers · QGIS

City Housing Financial Performance

Income Statement

Period = Apr 2026-Sep 2026
Book = Accrual

		Period to Date	%	Year to Date	%
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	323,338.00	64.09	323,338.00	64.09
3112-00-000	Tenant Assistance Rent	148,984.00	29.53	148,984.00	29.53
3119-00-000	Total Rental Income	472,322.00	93.63	472,322.00	93.63
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	1,859.00	0.37	1,859.00	0.37
3120-07-000	Tenant Owed Utilities	9,517.00	1.89	9,517.00	1.89
3120-09-000	Misc.Tenant Income	176.50	0.04	176.50	0.04
3120-11-000	Pet Fee	-326.50	-0.06	-326.50	-0.06
3129-00-000	Total Other Tenant Income	11,226.00	2.23	11,226.00	2.23
3199-00-000	NET TENANT INCOME	483,548.00	95.85	483,548.00	95.85
3400-00-000	GRANT INCOME				
3415-00-000	Other Government Grants	8,000.00	1.59	8,000.00	1.59
3499-00-000	TOTAL GRANT INCOME	8,000.00	1.59	8,000.00	1.59
3600-00-000	OTHER INCOME				
3615-00-000	Interest Income	44.09	0.01	44.09	0.01
3690-00-000	Other Income	12,875.97	2.55	12,875.97	2.55
3699-00-000	TOTAL OTHER INCOME	12,920.06	2.56	12,920.06	2.56
3999-00-000	TOTAL INCOME	504,468.06	100.00	504,468.06	100.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	55,424.24	10.99	55,424.24	10.99
4110-04-000	Employee Benefit FICA - Admin	4,308.05	0.85	4,308.05	0.85
4110-05-000	Employee Insurance - Admin	4,007.38	0.79	4,007.38	0.79

Monday, November 09, 2026
08:06 AM

Income Statement

Period = Apr 2026-Sep 2026

Book = Accrual

		Period to Date	%	Year to Date	%
4110-07-000	Unemployment Insurance - Admin	93.93	0.02	93.93	0.02
4110-10-000	Workers Comp - Admin	245.79	0.05	245.79	0.05
4110-99-000	Total Administrative Salaries	64,079.39	12.70	64,079.39	12.70
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers	176.00	0.03	176.00	0.03
4130-03-000	Tenant Screening & Review	75.30	0.01	75.30	0.01
4130-04-000	General Legal Expense	2,970.50	0.59	2,970.50	0.59
4131-00-000	Total Legal Expense	3,221.80	0.64	3,221.80	0.64
4139-00-000	Other Admin Expenses				
4140-00-000	Staff Training	410.89	0.08	410.89	0.08
4150-00-000	Travel	280.67	0.06	280.67	0.06
4173-10-000	Management Fee	46,513.61	9.22	46,513.61	9.22
4182-00-000	Consultants	823.58	0.16	823.58	0.16
4189-00-000	Total Other Admin Expenses	48,028.75	9.52	48,028.75	9.52
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	562.12	0.11	562.12	0.11
4190-03-000	Advertising	2,475.13	0.49	2,475.13	0.49
4190-04-000	Office Supplies	1,208.57	0.24	1,208.57	0.24
4190-07-000	Telecom & Cell Services	1,462.99	0.29	1,462.99	0.29
4190-08-000	Postage	225.00	0.04	225.00	0.04
4190-09-000	Software Liscense Fees	4,196.46	0.83	4,196.46	0.83
4190-12-000	Software/IT	839.31	0.17	839.31	0.17
4190-13-000	Network & Broadband Services	34.37	0.01	34.37	0.01
4190-22-000	Other Misc Admin Expenses	654.27	0.13	654.27	0.13
4191-00-000	Total Miscellaneous Admin Expenses	11,658.22	2.31	11,658.22	2.31
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	126,988.16	25.17	126,988.16	25.17
4300-00-000	UTILITIES				
4310-00-000	Water	32,546.30	6.45	32,546.30	6.45
4320-00-000	Electricity	6,562.96	1.30	6,562.96	1.30
4340-00-000	Garbage/Trash Removal	7,790.64	1.54	7,790.64	1.54
4390-00-000	Sewer	28,861.83	5.72	28,861.83	5.72
4395-00-000	Stormwater Tax	1,209.60	0.24	1,209.60	0.24
4399-00-000	TOTAL UTILITY EXPENSES	76,971.33	15.26	76,971.33	15.26

Income Statement

Period = Apr 2026-Sep 2026
Book = Accrual

		Period to Date	%	Year to Date	%
4400-00-000	MAINTENANCE AND OPERATIONS				
4400-10-000	General Maint Expense				
4400-30-000	Maintenance and Repairs - Interior	112.21	0.02	112.21	0.02
4410-00-000	Maintenance Salaries	28,377.22	5.63	28,377.22	5.63
4410-05-000	FICA - Maintenance	2,103.40	0.42	2,103.40	0.42
4410-06-000	Employee Insurance - Maintenance	4,324.92	0.86	4,324.92	0.86
4410-11-000	Workers Comp - Maintenance	500.19	0.10	500.19	0.10
4410-50-000	Force Account Labor	4,047.41	0.80	4,047.41	0.80
4410-51-000	Workers Comp - Force Labor	49.20	0.01	49.20	0.01
4410-55-000	FICA - Force Account Labor	304.99	0.06	304.99	0.06
4410-56-000	Insurance - Force Account Labor	503.40	0.10	503.40	0.10
4411-00-000	Maintenance Uniforms	3,258.87	0.65	3,258.87	0.65
4419-00-000	Total General Maint Expense	43,581.81	8.64	43,581.81	8.64
4420-00-000	Materials				
4420-02-000	Supplies-Appliance	2,186.57	0.43	2,186.57	0.43
4420-03-000	Supplies-Decorating/Painting	1,918.08	0.38	1,918.08	0.38
4420-06-000	Supplies-Janitorial/Cleaning	34.42	0.01	34.42	0.01
4420-07-000	Supplies-Maint/Repairs	6,861.06	1.36	6,861.06	1.36
4420-08-000	Supplies-Plumbing	1,196.87	0.24	1,196.87	0.24
4420-09-000	Supplies-Tools and Equipment	6.20	0.00	6.20	0.00
4420-11-000	Supplies-Turn	852.73	0.17	852.73	0.17
4420-12-000	Supplies - Snow Removal	138.06	0.03	138.06	0.03
4420-13-000	Supplies-HVAC	434.38	0.09	434.38	0.09
4422-01-000	Vehicle-Gas & Oil	3,551.46	0.70	3,551.46	0.70
4429-00-000	Total Materials	17,179.83	3.41	17,179.83	3.41
4430-00-000	Contract Costs				
4430-03-000	Contract-Building Repairs	2,300.00	0.46	2,300.00	0.46
4430-11-000	Contract-Plumbing	2,502.74	0.50	2,502.74	0.50
4430-14-000	Contract-Vehicle Maintenance	3,103.41	0.62	3,103.41	0.62
4430-20-000	Contract-Answering Service	10.96	0.00	10.96	0.00
4430-90-000	Contract-Fee For Service	115.89	0.02	115.89	0.02
4430-97-000	In-House Grounds	16,369.40	3.24	16,369.40	3.24
4430-98-000	In-House Pest Control	15,800.00	3.13	15,800.00	3.13

Income Statement

Period = Apr 2026-Sep 2026
Book = Accrual

		Period to Date	%	Year to Date	%
4439-00-000	Total Contract Costs	40,202.40	7.97	40,202.40	7.97
4499-00-000	TOTAL MAINTENACE EXPENSES	100,964.04	20.01	100,964.04	20.01
4500-00-000	GENERAL EXPENSES				
4510-10-000	Property Insurance	9,905.64	1.96	9,905.64	1.96
4510-20-000	Liability Insurance	4,684.83	0.93	4,684.83	0.93
4510-30-000	Auto Insurance	2,466.72	0.49	2,466.72	0.49
4510-50-000	Other Business Insurance	869.46	0.17	869.46	0.17
4580-00-000	Security/Law Enforcement	136.87	0.03	136.87	0.03
4599-00-000	TOTAL GENERAL EXPENSES	18,063.52	3.58	18,063.52	3.58
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	178,721.33	35.43	178,721.33	35.43
4899-00-000	TOTAL FINANCING EXPENSES	178,721.33	35.43	178,721.33	35.43
8000-00-000	TOTAL EXPENSES	501,708.38	99.45	501,708.38	99.45
9000-00-000	NET INCOME	2,759.68	0.55	2,759.68	0.55



Fortification Opportunity II

Rivanna Terrace Apartments

- 48-unit garden-style walk-up apartment complex
  - 2-bedroom, 1-bath units
  - Units currently rent for approximately $1,500 per month.
  - Asking price: $9.6 million
  - City request: $5 million
  - Cost per unit: $200,000
  - City investment: $104,166 per unit.

PICTURES OF RIVANNA TERRACE APARTMENTS

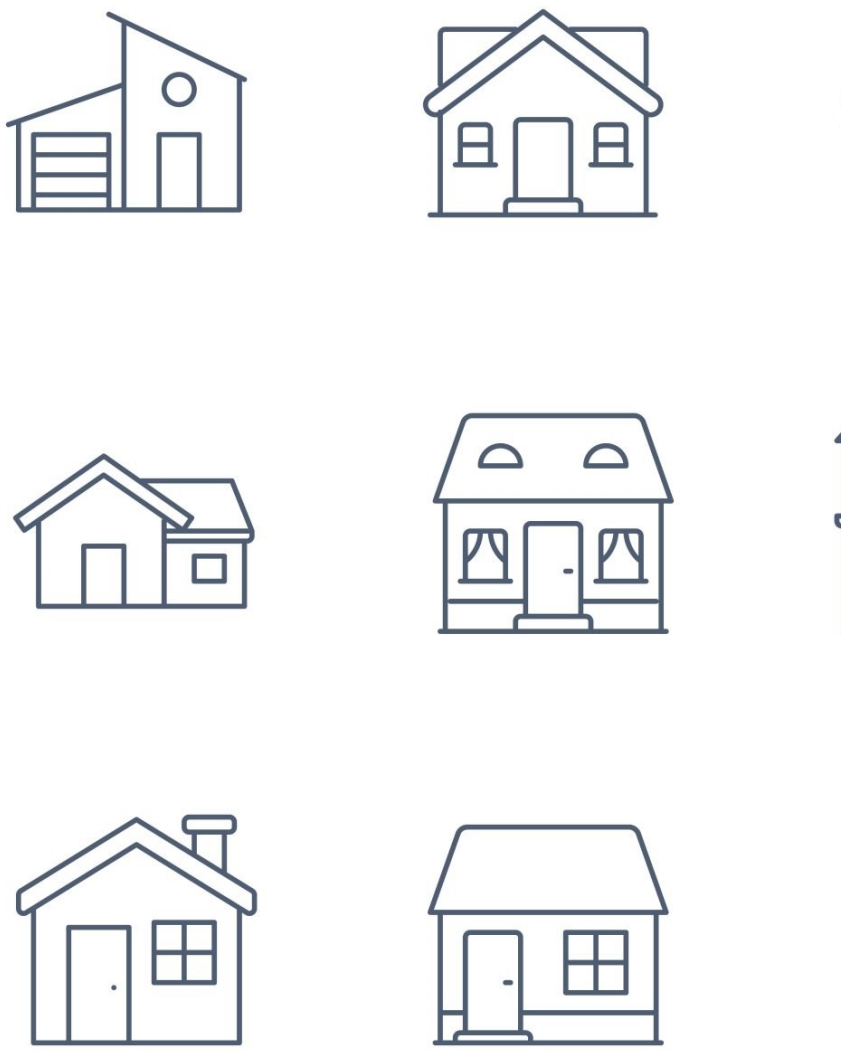




PICTURES OF RIVANNA TERRACE APARTMENTS







PROPOSED Changes in the City Housing Portfolio

- The City Housing Portfolio includes 80 units ranging from 1–3-bedroom units (28 1-bedroom units; 30 2-bedroom units; 21 3-bedroom units and 1 4-bedroom single-family home)
- The CRHA is preparing to sell 1 property back to Woodard based upon a contractual First Right in the previous purchase agreement.
  - The home contains two units and is currently assessed at $327,900.
- CRHA has also engaged in selling 801 Harris Street, which would be preserved and converted to a commercial use.
  - These two dispositions would reduce the Dogwood portfolio by 4 units.
  - The disposition of the two above properties will allow CRHA to build a reserve account for the City Housing portfolio.
- The CRHA anticipates submitting a tax credit application to repay the City and complete extensive renovations to all units in the Dogwood portfolio. The units will require significant reinvestment, which will occur in 2028.

801 Harris Street

Summary | Details | Ownership History | Assessment History

Base Information

Parcel Number: 350124000
State Code: 7.3 Exempt Local
Tax Type: Exempt
Zone: IX-8
Acreage: 0.2130
Legal: LOT A

Current Owner: CITY OF CHARLOTTESVILLE
CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY
Attention:
Owner Address: PO BOX 1405
Owner City State: CHARLOTTESVILLE VA
Owner Zip Code: 22902



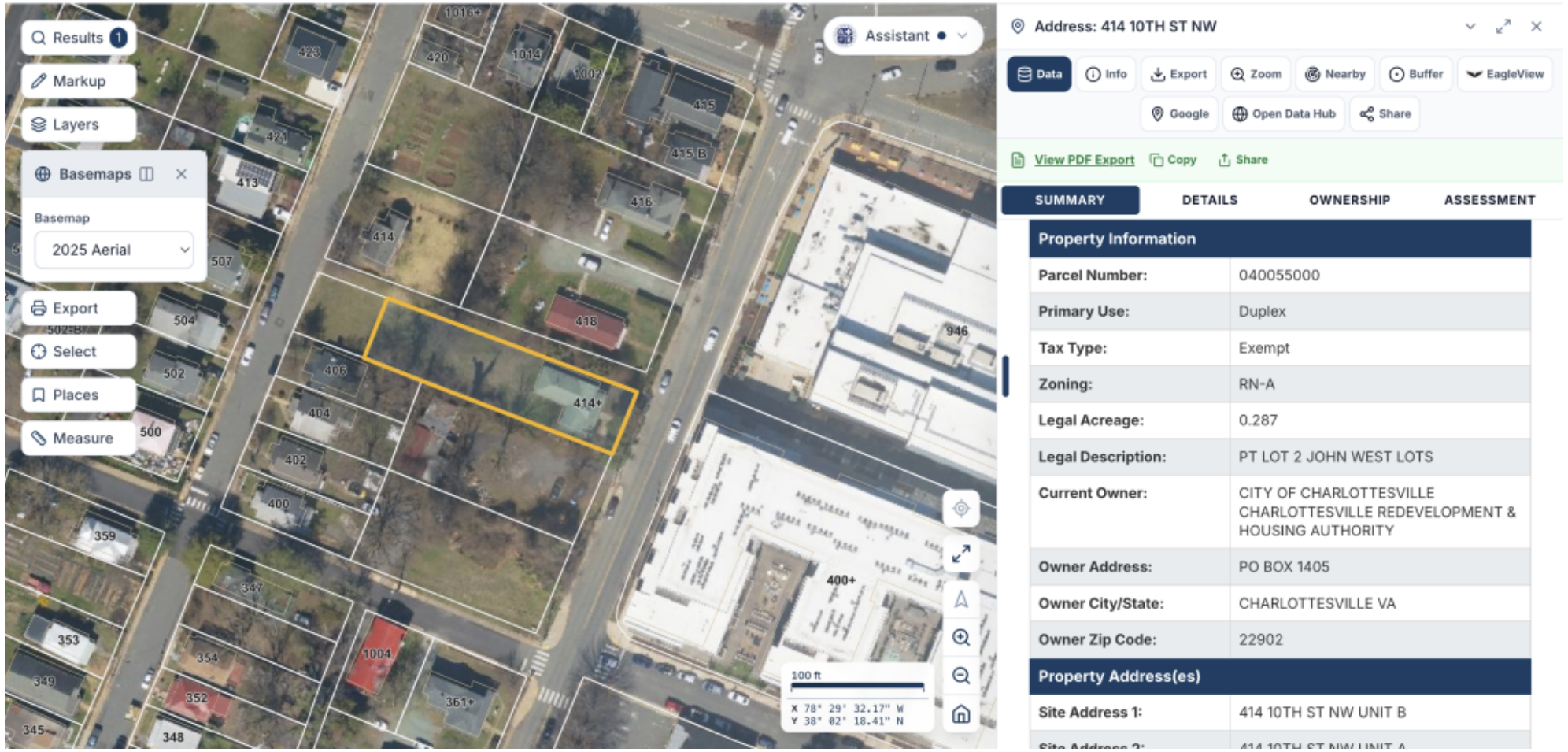
Additional Data

Elementary School Zone: Greenbrier
Voting Precinct: Carver
Neighborhood: Rose Hill

Stormwater Utility Information

Impervious Area: 1,448 sq. ft.
Billing Units: 3
Projected Stormwater Utility Annual Fee: $43.20

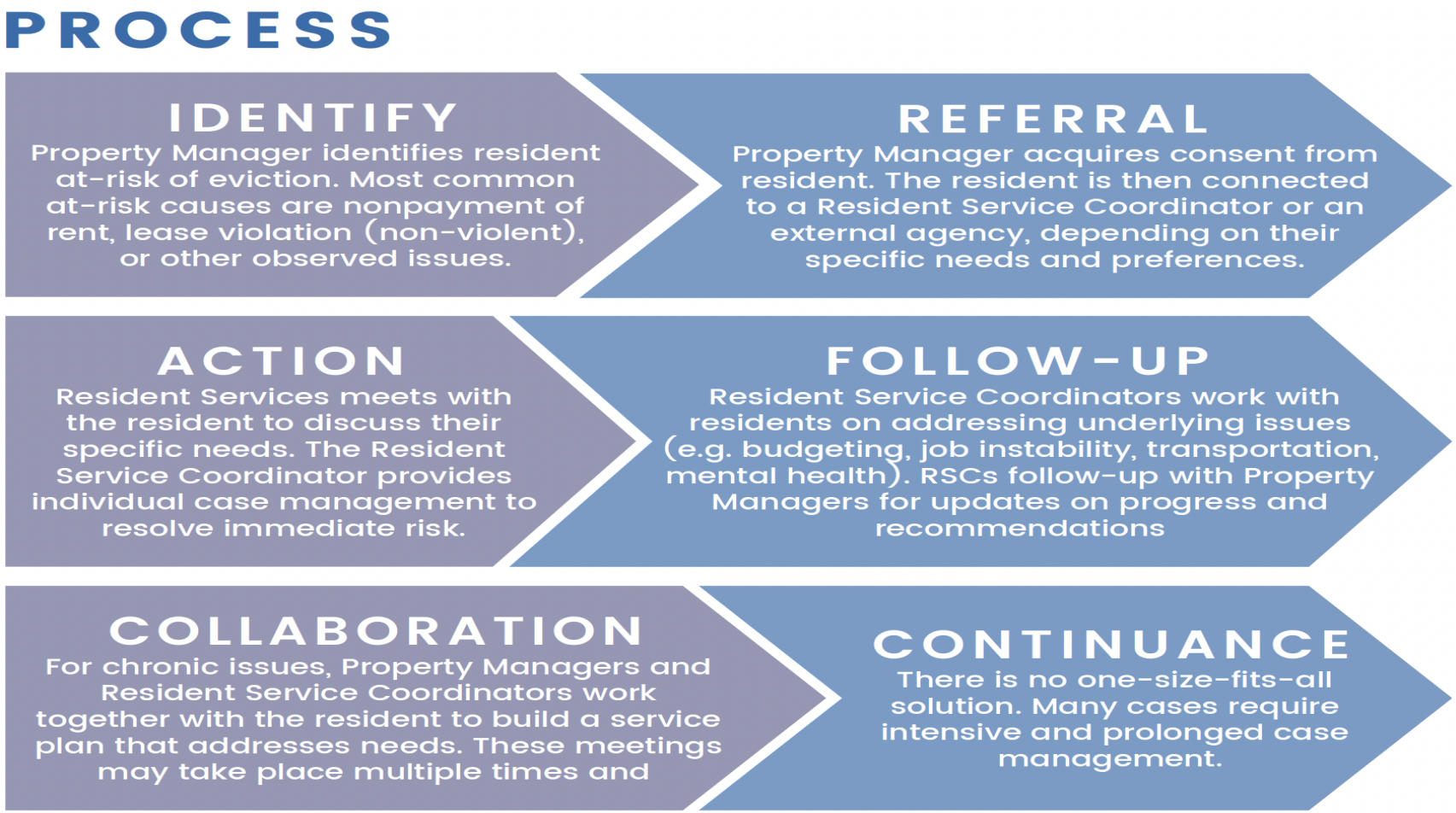
414 10th ST NW



CRHA’s Eviction Diversion Program

- In 2025, the Charlottesville Redevelopment and Housing Authority (CRHA) launched its Eviction Diversion Program (EDP). CRHA believes that eviction should be used as a last resort but has not had a structure to thoroughly address underlying issues that can lead to eviction.
- The Eviction Diversion Program provides residents with an opportunity to resolve rental issues and avoid a drawn-out court process. Through EDP, Property Managers collaborate with Resident Services to assist residents in achieving housing stability through rental assistance and supportive services.

EDP Process


PROCESS
IDENTIFY
Property Manager identifies resident at-risk of eviction. Most common at-risk causes are nonpayment of rent, lease violation (non-violent), or other observed issues.
REFERRAL
Property Manager acquires consent from resident. The resident is then connected to a Resident Service Coordinator or an external agency, depending on their specific needs and preferences.
ACTION
Resident Services meets with the resident to discuss their specific needs. The Resident Service Coordinator provides individual case management to resolve immediate risk.
FOLLOW-UP
Resident Service Coordinators work with residents on addressing underlying issues (e.g. budgeting, job instability, transportation, mental health). RSCs follow-up with Property Managers for updates on progress and recommendations
COLLABORATION
For chronic issues, Property Managers and Resident Service Coordinators work together with the resident to build a service plan that addresses needs. These meetings may take place multiple times and
CONTINUANCE
There is no one-size-fits-all solution. Many cases require intensive and prolonged case management.

Families at Risk of Eviction

Property Unit	Total Charges	Future Charges	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Total Owed
Total 407harri - 407 Harris RD	5,198.00	0.00	4,099.00	868.00	0.00	231.00	5,198.00
Total 6th - 6th Street	27,843.25	0.00	9,712.06	3,936.50	3,288.00	10,906.69	27,843.25
Total 9-colemn - Coleman	20,101.10	0.00	4,386.00	0.00	0.00	15,715.10	20,101.10
Total 9-dogwoo - Dogwood	186,375.19	0.00	42,930.00	8,187.00	4,312.74	130,945.45	186,375.19
Total 9-montrs - Montrose	23,406.51	0.00	1,475.00	1,475.00	1,475.00	18,981.51	23,406.51
Total crh-tc - Crescent Hall Reno LLC	139,459.75	0.00	74,378.70	6,986.52	7,658.11	50,436.42	139,459.75
Total grnlf5th - Greenleaf Apartments	10,491.00	0.00	8,896.00	872.00	379.00	344.00	10,491.00
Total ha - Hinton Avenue	-548.00	0.00	0.00	0.00	0.00	-548.00	-548.00
Total mad - Madison Avenue	1,550.55	0.00	936.00	258.55	222.00	134.00	1,550.55
Total mch - Michie Drive	3,983.00	0.00	2,643.00	1,132.00	650.00	-442.00	3,983.00
Total rd - Ridge	427.50	0.00	152.00	152.00	50.00	73.50	427.50
Total rs - Riverside	16,881.67	0.00	6,439.57	2,882.10	1,089.00	6,471.00	16,881.67
Total sfp1-tc - South First Street Phase I	167,292.78	0.00	69,464.01	7,356.43	4,123.00	86,349.34	167,292.78
Total wh - Westhaven Public Housing	68,606.19	0.00	21,940.97	7,943.70	4,908.22	33,813.30	68,606.19
Grand Total	671,068.49	0.00	247,452.31	42,049.80	28,155.07	353,411.31	671,068.49

- 195 families are currently at risk of eviction due to delinquent rent.
- In order to process this number of evictions, it would cost roughly $300,000 in legal fees and approximately $2.92 million ($ 15,000 per unit) to turn for the next family.

EDP City ASK

- To continue to address the need in our community for rental assistance and build upon the current Eviction Diversion Program, CRHA is asking for $316,000 for the following:
  - $220,000 for rental assistance toward arrears (Residents execute a repayment agreement and make 3 on-time payments, and then the grant funds will make the 4th payment)
  - $54,000 for educational opportunities for residents
  - $30,000 for budgeting and financial literacy education
  - $12,000 for barrier navigation and eviction diversion as part of the Resident Opportunities and Supportive Services (ROSS) program
- The ROSS program specifically works with individuals in need of barrier assistance but provides extremely limited support funding for residents $12,000 for barrier navigation and eviction diversion as part of the ROSS program
- Federal funds received for this program go entirely towards the Service Coordinator, leaving no funding for supporting residents as they navigate barriers and eviction-related issues

Summary of Funding Request/ ASK

- **$15 million for the Westhaven Phase II redevelopment project (new funding)**
- **$3 million for Sixth St Phase II (already budgeted)**
- **$3 million for the Acquisition of a portion of the Silk Purse Portfolio.**
- **$5 million for the Acquisition of Rivanna Terrace**
- **$316,000 for the Eviction Diversion Program**
- **Deed Release of 414 10 St NW and 801 Harris Street**



QUESTIONS

Policy Briefing Summary
City Council

Regarding:	**Resolution to appropriate $3,000,000 to CRHA to support the acquisition of the 11 Properties (1 of 2 readings)**
Staff Contact(s):	James Freas, Deputy City Manager
Presenter:	**James Freas, Deputy City Manager**
Date of Proposed Action:	November 17, 2026

Issue

Background / Rule

Analysis

Financial Impact

Recommendation

Recommended Motion (if Applicable)

Attachments

1. RESOLUTION_SilkPurse_Nov2026

RESOLUTION

Appropriating $3,000,000 to CRHA to support the acquisition of the 11 Properties in the Silk Purse Portfolio as permanent units of affordable housing

WHEREAS pursuant to Virginia Code §36-19 (2) and (4) the Charlottesville Redevelopment and Housing Authority has the power and authority to acquire real estate for residential use, and to operate buildings for residential occupancy; and

WHEREAS pursuant to Virginia Code §36-6 and §36-7 the City of Charlottesville is authorized to acquire property in partnership with CRHA that enables CRHA to carry out its purposes; and

WHEREAS CRHA is requesting the City Council to provide the amount of $3,000,000 to fund the acquisition of 11 residential properties in a scattered site portfolio referred to as Silk Purse Portfolio; and

WHEREAS City Council requires the recording of ½ interest in each unit of the portfolio with the funding to be used with other private funding to acquire all the dwelling units that will be permanently reserved for use as affordable dwelling units; and

WHEREAS City Council requires the first right of refusal to acquire the CRHA's half interest in the 11 Silk Purse Properties Portfolio before conveyance of any unit to another potential owner; now, therefore

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CHARLOTTESVILLE THAT the amount of $3,000,000 is hereby appropriated to the Charlottesville Redevelopment and Housing Authority ("CRHA") for use in acquiring the land and buildings (together, "Real Estate") for the 11 Silk Purse Properties Portfolio from XXX. It shall be a condition of this capital investment that, the City of Charlottesville and the CRHA be equal co-owners of the Real Estate and that the CRHA and the City shall designate the Real Estate exclusively for affordable dwelling units and other contributing residential uses. The City Manager is hereby authorized to develop and execute an agreement with the CRHA, including a first right of refusal to purchase CRHA's interest, if necessary, and to acquire title to the Real Estate for the purposes herein.

<u>Revenues</u>

$3,000,000 Fund: xxx Project P-00xxx G/L Account:: xxxxxx

Expenditures

$3,000,000 Fund: xxx Project P-00xxx G/L Account:: xxxxxx

Policy Briefing Summary
City Council

Regarding:	**Resolution for a Deed Release at 414 10th Street NW (Dogwood Portfolio)**
Staff Contact(s):	James Freas, Deputy City Manager
Presenter:	**James Freas, Deputy City Manager**
Date of Proposed Action:	November 17, 2026

Issue

Background / Rule

The City and CRHA jointly own 414 10th Street NW as part of the Dogwood Properties portfolio, which they bought together in 2023 to keep as permanent affordable housing. CRHA plans to sell the property, and this resolution authorizes the City to release its ownership interest by deed and directs the net sale proceeds to the maintenance reserve for the remaining Dogwood units.

Analysis

Financial Impact

Recommendation

Recommended Motion (if Applicable)

Attachments

1. RESOLUTION_Dogwood1_Nov2026

Resolution

Approval of the Release of the City's Joint Ownership Interest in 414 10th Street NW, a Dogwood Properties Portfolio Parcel Jointly Owned with CRHA, and Direction of the Sale Proceeds to the Dogwood Properties Maintenance Reserve:

WHEREAS, pursuant to Virginia Code § 36-19, the Charlottesville Redevelopment and Housing Authority ("CRHA") has the power and authority to acquire, own, operate, sell, and convey real estate for residential use; and

WHEREAS, pursuant to Virginia Code § 36-6 and § 36-7, the City of Charlottesville is authorized to acquire property in partnership with CRHA that enables CRHA to carry out its purposes; and

WHEREAS, the City Council on April 17, 2023, approved the appropriation of the amount of $5,000,000 to CRHA for the acquisition of residential properties within a scattered site portfolio referred to as Dogwood Properties, upon certain conditions as set forth in such resolution; and

WHEREAS, the City Council on June 20, 2023, approved a Joint Ownership and Loan Agreement (the "Agreement") between the City and CRHA setting forth the terms and conditions of such appropriation and of the City's joint ownership of the Dogwood Properties; and

WHEREAS, the real property located at 414 10th Street NW, Charlottesville, Virginia, identified on City Real Property Tax Map 4 **as Parcel 55** (the "Property"), is part of the Dogwood Properties portfolio and is jointly owned by the City and CRHA; and

WHEREAS, CRHA intends to sell the Property [to _____ for a purchase price of $_____], and the conveyance of the Property requires the City to release its ownership interest by deed; and

WHEREAS, the City and CRHA intend that the net proceeds from the sale of the Property be returned to the maintenance reserve for the jointly owned Dogwood Properties portfolio, to support the upkeep and long-term preservation of the remaining units as permanent affordable housing; and

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CHARLOTTESVILLE that the Council finds it to be in the best interests of the City and the citizens thereof to release the City's ownership interest in the Property, and hereby approves such release in connection with CRHA's sale of the Property; and

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized and directed to execute a deed of release, quitclaim deed, or such other instrument as may be necessary to release and convey the City's interest in the Property, in a form approved by the City Attorney, such release to be effective upon the closing of CRHA's sale of the Property; and

BE IT FURTHER RESOLVED, that the net proceeds of the sale of the Property shall be deposited into the maintenance reserve for the Dogwood Properties portfolio, to be used for the maintenance and capital repair of the remaining jointly owned properties in accordance with the Agreement, and that CRHA shall provide the City with a copy of the settlement statement and written confirmation of such deposit; and

BE IT FURTHER RESOLVED, that the City Manager, Deputy City Manager, and City Attorney are hereby authorized and directed to take such action as is necessary in their sole discretion to carry out the purposes and intents of this resolution, including without limitation, the execution and delivery of the deed of release and all documents related thereto, and any amendment or acknowledgment under the Agreement reflecting the removal of the Property from the Dogwood Properties portfolio; and

BE IT FURTHER RESOLVED, that all actions taken in furtherance of this matter prior to the date of adoption of this Resolution are hereby ratified and confirmed.

Adopted this ____ day of _____, 2026.

Policy Briefing Summary
City Council

Regarding:	**Resolution for a Deed Release at 801 Harris Street (Dogwood Portfolio)**
Staff Contact(s):	James Freas, Deputy City Manager
Presenter:	**James Freas, Deputy City Manager**
Date of Proposed Action:	November 17, 2026

Issue

Background / Rule
The City and CRHA jointly own 801 Harris Street through the Dogwood Properties portfolio, under the Joint Ownership and Loan Agreement Council approved on June 20, 2023. This resolution authorizes the City to release its interest so CRHA can sell the property, and it directs the net proceeds to the portfolio's maintenance reserve to support long-term upkeep of the remaining affordable units.

Analysis

Financial Impact

Recommendation

Recommended Motion (if Applicable)

Attachments
1. RESOLUTION_Dogwood2_Nov2026

Resolution

Approval of the Release of the City's Joint Ownership Interest in 801 Harris Street, a Dogwood Properties Portfolio Parcel Jointly Owned with CRHA, and Direction of the Sale Proceeds to the Dogwood Properties Maintenance Reserve:

WHEREAS, pursuant to Virginia Code § 36-19, the Charlottesville Redevelopment and Housing Authority ("CRHA") has the power and authority to acquire, own, operate, sell, and convey real estate for residential use; and

WHEREAS, pursuant to Virginia Code § 36-6 and § 36-7, the City of Charlottesville is authorized to acquire property in partnership with CRHA that enables CRHA to carry out its purposes; and

WHEREAS, the City Council on April 17, 2023, approved the appropriation of the amount of $5,000,000 to CRHA for the acquisition of residential properties within a scattered site portfolio referred to as Dogwood Properties, upon certain conditions as set forth in such resolution; and

WHEREAS, the City Council on June 20, 2023, approved a Joint Ownership and Loan Agreement (the "Agreement") between the City and CRHA setting forth the terms and conditions of such appropriation and of the City's joint ownership of the Dogwood Properties; and

WHEREAS, the real property located at 801 Harris Street, Charlottesville, Virginia, identified on City Real Property Tax Map 35 **as Parcel 124** (the "Property"), is part of the Dogwood Properties portfolio and is jointly owned by the City and CRHA; and

WHEREAS, CRHA intends to sell the Property [to _____ for a purchase price of $_____], and the conveyance of the Property requires the City to release its ownership interest by deed; and

WHEREAS, the City and CRHA intend that the net proceeds from the sale of the Property be returned to the maintenance reserve for the jointly owned Dogwood Properties portfolio, to support the upkeep and long-term preservation of the remaining units as permanent affordable housing; and

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CHARLOTTESVILLE that the Council finds it to be in the best interests of the City and the citizens thereof to release the City's ownership interest in the Property, and hereby approves such release in connection with CRHA's sale of the Property; and

BE IT FURTHER RESOLVED, that the City Manager is hereby authorized and directed to execute a deed of release, quitclaim deed, or such other instrument as may be necessary to release and convey the City's interest in the Property, in a form approved by the City Attorney, such release to be effective upon the closing of CRHA's sale of the Property; and

BE IT FURTHER RESOLVED, that the net proceeds of the sale of the Property shall be deposited into the maintenance reserve for the Dogwood Properties portfolio, to be used for the maintenance and capital repair of the remaining jointly owned properties in accordance with the Agreement, and that CRHA shall provide the City with a copy of the settlement statement and written confirmation of such deposit; and

BE IT FURTHER RESOLVED, that the City Manager, Deputy City Manager, and City Attorney are hereby authorized and directed to take such action as is necessary in their sole discretion to carry out the purposes and intents of this resolution, including without limitation, the execution and delivery of the deed of release and all documents related thereto, and any amendment or acknowledgment under the Agreement reflecting the removal of the Property from the Dogwood Properties portfolio; and

BE IT FURTHER RESOLVED, that all actions taken in furtherance of this matter prior to the date of adoption of this Resolution are hereby ratified and confirmed.

Adopted this ____ day of _____, 2026.