

Policy Briefing Summary

City Council



Regarding:	Public Hearing for a Proposed CDBG-Funded Activity, the 2026 BEACON Kitchen Accessibility Enhancements Project, a Substantial Amendment to the Program Year 2026-27 Annual Action Plan, in the Amount of \$55,000 (1 of 2 readings)
Staff Contact(s):	Anthony Warn, Grants Analyst, Taylor Harvey-Ryan, Grants Program Manager
Presenter:	Anthony Warn, Grants Analyst
Date of Proposed Action:	September 8, 2026

Issue

The BEACON Commercial Kitchen is a very successful initiative of the New Hill Development Corporation ("NHDC"), such that the space they have built is now being used by the beneficiaries of the city's previous investment of CDBG funds on, at times, a 24-hour basis. The final stage of BEACON's ambitious plans for this space focus on renovating a severely dilapidated store front at the front of the building to house a space in which BEACON clients can showcase their products and provide them for resale by BEACON staff. Fundraising for this stage of the work is challenging in the current economic environment. A new investment of CDBG funds will provide important financial support for several accessibility-related features, including a new accessibility ramp and accessible restrooms, among other proposed enhancements.

Background / Rule

The City of Charlottesville is an active 'participating jurisdiction' ("PJ") in the Community Development Block Grant ("CDBG") program offered by the U.S. Department of Housing and Urban Development ("HUD") and, as such, is the periodic recipient of federal funds to support eligible community development, affordable housing and planning activities. HUD regulations permit PJs to award CDBG funds to support certain activities designed to support economic development and/or to improve public facilities and infrastructure, such as by removing barriers to access, objectives which would both be supported by the proposal under consideration.

Analysis

This proposed new activity builds on this previous investment by supporting accessibility enhancements to the last remaining portion of the original building, a space designed to provide the BEACON team new opportunities to support the economic development and education of their members.

The NHDC & BEACON teams have demonstrated admirable success with this project to date. The next stage of BEACON's buildout focuses on creating a new space in which their clients can showcase their goods for sale. This will provide their clients with a new opportunity to increase their sales. This space will also be used by the BEACON team as a teaching space in which to train clients in the financial/management aspects of maintaining a viable commercial food industry enterprise.

Financial Impact

There is no adverse financial impact to this proposed action, as the funds to be used are non-local funds allocated to the City by HUD to support community development and planning activities, and, as such, do not draw from the city's General Fund. Rather, use of these funds as recommended here will

serve to address important community needs while at the same time supporting the city's continued eligibility to participate in HUD programs through the timely expenditure of CDBG funds.

Recommendation

Based on the anticipated benefits for Charlottesville community of the proposed activity presented here today, staff recommends that Council approve the proposal as well as the associated appropriation of funds within the CDBG Fund needed to implement the proposed activity and related enhancements.

Recommended Motion (if Applicable)

I move that Council approve the RESOLUTION to approve the BEACON Kitchen Accessibility Enhancements project and to award up to \$55,000 in CDBG funds to implement the proposal presented here before us today.

Attachments

1. BEACON PY26 Council Resolution to Approve