

Policy Briefing Summary

City Council



Regarding:	Annual Affordable Housing Report
Staff Contact(s):	Madelyn Metzler, Housing Compliance Coordinator, James Freas, Deputy City Manager
Presenter:	Madelyn Metzler, Housing Compliance Coordinator
Date of Proposed Action:	September 8, 2026

Issue

The City of Charlottesville's Neighborhood Development Services (NDS) Department will present the 2026 Affordable Housing Report, which provides an update on City-led investments and outcomes related to implementation of the Affordable Housing Plan during fiscal year 2026 (FY26). The report includes a summary of funding allocations, affordable housing production and preservation activity, and FY26 Housing Division accomplishments.

Background / Rule

In 2021, City Council adopted the City's first Affordable Housing Plan (AHP), establishing a 10-year, \$100 million local funding commitment and setting targets to expand affordable housing, preserve existing units, and stabilize households at risk of displacement. The AHP calls for ongoing updates to City Council and the public to track progress toward funding goals, income-level targeting guidelines, and housing production benchmarks. The 2026 Affordable Housing Report serves as the next annual checkpoint following the FY22–25 update presented in 2025.

Analysis

The 2026 Affordable Housing Report provides:

- A summary of cumulative FY22–26 housing investments across Direct Housing Investments, Tax Relief Programs, and Administrative Capacity.
- An update on the Supported Affordable Unit (SAU) pipeline, including new unit production, preservation actions, and progress toward AHP affordability targets.
- A review of income-level targeting performance, noting that investments supporting households earning $\leq 30\%$ AMI remain below the AHP's 50% benchmark.
- FY26 Housing Division accomplishments.

Financial Impact

There is no budget action associated with this report.

Recommendation

This is an informational report. No formal action is required.

Recommended Motion (if Applicable)

Attachments

1. 2026 Affordable Housing Report