



CHARLOTTESVILLE CITY COUNCIL MEETING MINUTES

May 4, 2026 at 4:00 PM

Council Chamber

The May 4, 2026, regular meeting of the Charlottesville City Council was called to order by Mayor Juandiego Wade. Clerk of Council Kyna Thomas called roll with all councilors present: Mayor Juandiego Wade, Vice Mayor Natalie Oschrein, and Councilors Jen Fleisher, Michael Payne and Lloyd Snook.

On motion by Fleisher, seconded by Snook, Council by acclamation approved the meeting agenda.

REPORTS

1. REPORT: State of Homelessness Report

City Manager Samuel Sanders, Jr. introduced The Annual State of Homelessness as an annual briefing from agencies on the continuum of care.

Blue Ridge Area Coalition for the Homeless (BRACH) – Shayla Washington, Executive Director

Ms. Washington detailed the coalition's efforts to make homelessness rare, brief, and non-recurring by collaborating with service providers collaborate with communities to help individuals and families achieve housing stability, financial health, and improved quality of life. BRACH's role is to serve as the Continuum of Care (CoC) lead agency, manage HUD and state grants, coordinate performance standards, and oversee the Homeless Management Information System (HMIS). She stated that the purpose of the presentation was to provide an overview of local homelessness in 2026, discuss trends and system performance, identify gaps, and outline strategic priorities. The presentation included a report on the most recent Point in Time Count which counts the unhoused population in the city.

The By-Name List (BNL) reported 703 total people counted over one year, up from 620 people between May 1, 2024 – April 30, 2025. Currently documented individuals totaled 333 on the BNL, and of those currently on the list, 90 (27%) reported the locality of their last permanent address, with 58 reporting Charlottesville.

Some Key Drivers and System Pressures reported were:

- Rising rents, leading to rising evictions
- Limited affordable and low-income housing
- Behavioral health gaps
- Longer shelter stays
- Aging unhoused population
- Staff burnout
- Limited landlords

People and Congregations Engaged in Ministries (PACEM) – Cindy Chambers, Deputy Director

PACEM is a faith-based nonprofit that provides seasonal, low-barrier shelter and housing navigation services through a network of over 50 congregations. provides cold weather shelter, secure housing, and housing-focused case management and street outreach. Ms. Chambers stated that secure housing efforts were focused on individuals who could pay rent, and she reported improvements to the cold-weather shelter with:

- Increased staffing and supervision
- More diverse staff
- Expanded staff training from 4 hours to 25 hours
- 87% of staff are Mental Health First Aid certified

- More transparent Policies and Procedures
- Increased volunteer training
- Improved inclement weather planning and response
- Focus on Consistent Service

The Haven – Owen Brennan, Executive Director

The Haven is a year-round day shelter that provides meals, showers, laundry, mail services, and housing support. It partners with BRACH, UVA Health (offering on-site medical and psychiatric care), and the City's Department of Human Services. During the year April 1, 2025, through March 30, 2026, there were 25,792 total visits to the day shelter, with 433 unique guests and 25,557 meals served.

The Salvation Army – Major Mark Van Meter

The Salvation Army, in Charlottesville since 1912, provides a variety of programs and services that help individuals and families thrive. The Army employs a holistic approach to provide shelter, hunger relief, emergency financial assistance, clothing, personal hygiene items, and case management to address physical, emotional, and spiritual needs. With community support, the organization has been able to begin re-establishing family sheltering. Approximately 33-35% of individuals coming into the shelter are coming out of incarceration and they are seeking to reintegrate into society, requiring resource stability

Major Van Meter presented on the organization's operations, which include a 58-bed shelter and a daily soup kitchen serving meals year-round. In FY25 (10/1/24 – 9/30/25), the shelter provided 51,036 prepared meals, distributed 1,367 food boxes and 63,562 pounds of food received from Blue Ridge Area, served 840 individual men and women, and provided utility bill assistance to 875 households. 5,915 individuals were served by the emergency services team and 103 shelter guests exited homelessness. Major Van Meter also mentioned that individuals are staying longer, and that the shelter receives on average 50 calls per day seeking assistance for shelter, partner referrals and utilities or food. Many of the organization's challenges stem from the need to address mental health issues. The organization operates almost entirely on community donations and grants.

Mr. Brennan answered questions about organizational efforts to address the encampment at the Rivanna River.

Police Chief Michael Kochis provided data about calls dispatched to the encampment near the Rivanna River. Fire Marshal Joe Phillips provided information about common calls to the area, including smoke, medical and environmental hazards.

Cameron Moore, PACEM Executive Director, made a clarifying point about community solutions for the encampments, stating that if there is a direct-to-housing initiative, the housing needs to be available. BRACH's board paused encampment discussions to focus on the low barrier shelter once the Holiday Drive property was acquired. He emphasized that the community and BRACH need to re-engage in conversations about the methodology used to care for people in the encampments. Regarding housing availability, he noted that a direct-to-housing initiative would require enough places for people to go.

Ms. Washington stated that Region Ten is involved in the Continuum of Care, and because of the risk of losing federal funding for permanent supportive housing based on new priorities of the Department of Housing and Urban Development, they are likely to step away from providing that service. The Continuum of Care will be looking for a new provider to run the HUD-based permanent supportive housing program in Charlottesville. She noted that funding for a housing program would be used for staffing to manage and support the program as well as subsidies for those in need of shelter. In response to Councilor Snook's question regarding coordination and efficiencies between agencies addressing the 2000 Holiday Drive transformation, Ms. Washington stated that an updated estimate for Phase I was sent to Mr. Sanders earlier in

the day and the BRACH awaits feedback and confirmation from City Council to know in which direction the city would like to move.

CLOSED MEETING

On motion by Oschrin, seconded by Payne, Council voted unanimously to meet in closed session as authorized by the Virginia Freedom of Information Act, as follows:

1. Pursuant to Virginia Code Section 2.2-3711(A)(8) for consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel, specifically, rules governing appeals to the City Council from the Board of Architectural Review.
2. Pursuant to Virginia Code Section 2.2-3711(A)(7) for consultation or briefing with legal counsel pertaining to actual or probable litigation where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body. The specific matters to be discussed are (1) *Columbia Gas of Virginia v. City of Charlottesville* and (2) a matter involving the allocation of revenue from the sale of assets connected to City real estate.
3. Pursuant to Virginia Code Section 2.2-3711(A)(19) for discussion of reports or plans related to the security of any governmental facility, building or structure, or the safety of persons using such facility, building or structure, specifically, Charlottesville City Hall.
4. Pursuant to Virginia Code Section 2.2-3711(A)(3) for discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the City's bargaining position or negotiating strategy. The Specific subject matter to be discussed is the possible acquisition of certain real property by CRHA.

On motion by Oschrin, seconded by Fleisher, Council certified by a vote of 5-0 (Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: none.), that to the best of each Council member's knowledge only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the Motion convening the closed session were heard, discussed or considered in the closed session.

BUSINESS SESSION

The 6:30 p.m. business portion of the meeting began with a moment of silence.

ANNOUNCEMENTS

Mayor Wade announced the winners of the My Help List writing contest.

Vice Mayor Oschrin announced the May 10 organized walk in the Rose Hill neighborhood.

Councilor Snook added that the Historic Resources Committee organizes the historic component of the neighborhood walks.

RECOGNITIONS/PROCLAMATIONS

- **PROCLAMATION: Older Americans Month**

*City Council Meeting Minutes – May 4, 2026; approved August 3, 2026;
consideration of amendment October 5, 2026*

Mayor Wade presented the Older Americans Month proclamation to Christina Evans, CEO at JABA.

- **PROCLAMATION: Bike Month**
Vice Mayor Oschrein presented the Bike Month proclamation to Co-chairs of the Bike & Pedestrian Committee.
- **PROCLAMATION: Police Week, May 11-16, 2026**
Councilor Snook presented the Police Week proclamation to Chief Michael Kochis.
- **PROCLAMATION: Lupus Awareness Month**
Councilor Fleisher presented the Lupus Awareness Month proclamation to Kim Harris, who spoke on behalf of her family member living with the disease, and the Lupus community in the Charlottesville region.
- **PROCLAMATION: ALS Awareness Month**
Councilor Payne read the ALS Awareness Month proclamation.
- **RECOGNITION: 57th Annual Professional Municipal Clerks Week, May 3-9**
Mayor Wade expressed appreciation to Clerk Kyna Thomas and clerk office staff.

COMMUNITY MATTERS

1. Sarah Malpass, city resident and Vice President of the Fifeville Neighborhood Association, asked Council to uphold the Board of Architectural Review (BAR) denial of the Certificate of Appropriateness for The Mark at 7th Street SW.
2. Frank Bechter, city resident, urged Council to uphold the BAR denial of the Certificate of Appropriateness for The Mark at 7th Street SW.
3. Gillet Rosenblith, city resident, housing authority member and historian who studies housing, thanked Council for approving the Charlottesville Redevelopment and Housing Authority's nonprofit entity and asked Council to uphold the BAR denial of the Certificate of Appropriateness for The Mark at 7th Street SW. She also requested that the city pressure UVA to pay taxes.
4. Paul Reeder, city resident, representing homeowners at Oak Grove Condo Owners Association, asked Council to uphold the BAR denial of the Certificate of Appropriateness for The Mark at 7th Street SW. He also encouraged pressuring UVA to build student housing on its own land.
5. Angela Carr, city resident, stated that the community is watching to see which Council members will let them down and who will lift them up regarding the proposed development on 7th Street, The Mark.
6. Alicia Lenahan, Albemarle County resident, spoke about the impacts of racism on Black communities and businesses, and Council's role in addressing equity and the pitfalls of urban density. She asked rhetorical questions about potential City Council actions to address federal law enforcement threats.
7. John Mason, city resident, spoke in support of the BAR decision to deny a Certificate of Appropriateness and in opposition to the proposed building, The Mark, in the Fifeville neighborhood on 7th Street. He spoke about the steep decline in Black residents in the City between 2000 and 2020 as a result of systemic racism.
8. Andy, a city resident who attended the BAR meeting where the Certificate of Appropriateness was denied for The Mark, urged Council to uphold the BAR denial of the Certificate of Appropriateness for The Mark at 7th Street SW. He stated that the development is an investment - not just housing.
9. Letricia Giles, city resident speaking on behalf of the Public Housing Association of Residents (PHAR), urged Council to uphold the BAR denial of the Certificate of Appropriateness for The Mark at 7th Street SW.
10. Rosia Parker, city resident, spoke about the struggles of the Black community in Charlottesville, and urged Council to uphold the BAR denial of the Certificate of Appropriateness for The Mark at 7th Street SW to prevent further displacement and burden on Black residents, while UVA does not pay property

taxes.

11. Ena Akondwera, Urban Planning student and Friends of PHAR Co-president, urged Council to support the BAR denial of the Certificate of Appropriateness for The Mark at 7th Street SW.
12. Jeff Fogel, city resident, stated that the city is at an inflection point regarding poor people and Black people. He urged Council to uphold the BAR denial of the Certificate of Appropriateness for The Mark at 7th Street SW, and to put the community first.
13. Vanessa, working on 7th Street, stated that no one is getting displaced with The Mark project. She stated that the neighborhood has changed and requested that Council base their decision using zoning rules.
14. Sylethia Carr, city resident whose family used to live in the 7th Street area, urged Council to uphold the BAR denial of the Certificate of Appropriateness for The Mark at 7th Street SW. She spoke about the negative impacts of development on the Black community and families in the city.
15. Erin Hanagan, stated that the decision Council makes today on The Mark will impact housing, and that housing for the homeless can't happen without additional homes.
16. A resident speaking on behalf of a neighbor Stacy Rush, spoke about disrespect that happened to Black friends during the Tom Tom Festival.

CONSENT AGENDA

Clerk of Council Kyna Thomas read the following Consent Agenda items into the record, and on motion by Oschrein, seconded by Fleisher, Council by the following vote adopted the Consent Agenda: 5-0 (Ayes: Fleisher, Oschrein, Payne, Snook, Wade; Noes: None).

2. MINUTES: February 2 regular meeting; April 27 special meeting
3. RESOLUTION to appropriate \$389,975 from the Virginia Department of Housing and Community Development, Housing Opportunities for Persons with AIDS/HIV grant 26-HOPWA-303 (layover)
4. RESOLUTION to appropriate \$98,484 from the Virginia Department of Housing and Community Development, Virginia Homeless Solutions Program Grant 26-VHSP FED RRH- 37 (layover)
5. RESOLUTION to appropriate funds from Charlottesville City School Reimbursement (2nd reading)

RESOLUTION

Appropriating \$268,382.46 in Reimbursement Funds to the Buford/Charlottesville Middle School Renovation Project

WHEREAS, Charlottesville City Schools received a UVA Innovation Grant to fund additional improvements to the science laboratories at Buford/Charlottesville Middle School, which were completed through a change order to the existing contract with Nielsen Builders; and

WHEREAS, Charlottesville City Schools reimbursed the City of Charlottesville \$268,382.46 for this work, and these funds should be returned to the Buford/ Charlottesville Middle School Renovation Project (P-01012) to replenish the project budget.

NOW, THEREFORE, BE IT RESOLVED by the Council for the City of Charlottesville that \$268,382.46 is hereby appropriated to the Buford/Charlottesville Middle School Renovation Project (P-01012).

Revenue

\$268,382.46

Fund:426

WBS: P-01012

G/L Account: 432085

Expenditure

\$268,382.46

Fund:426

WBS: P-01012

GIL Account: 532085

6. RESOLUTION to Appropriate \$115,443 in Woodland Drive Performance Bond Funds (2nd reading)

RESOLUTION**To Appropriate \$115,443 in Woodland Drive Performance Bond Funds**

WHEREAS, the City of Charlottesville has received a performance bond for the Woodland Drive project; and

WHEREAS, the contractor has not completed the work and the bond proceeds were cashed and deposited in the City's CIP fund and the funds are now needed to complete the necessary work and closeout the project;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville is hereby appropriated in the following manner:

Expenditure

\$ 115,443

Fund: 426

Funded Program: P-01140

G/L Account: 530670

7. RESOLUTION: FY26 Charlottesville Affordable Housing Fund Grant Funding Award (2nd reading)

RESOLUTION**Allocating Charlottesville Affordable Housing Fund FY26 Grant Program Funding for Affordable Housing Projects and Initiatives in the Amount of \$823,000**

WHEREAS the City of Charlottesville, Virginia ("City"), having established the Charlottesville Affordable Housing Fund ("CAHF") Grant Program to provide financial support for community agency programs aiding in affordable housing and homelessness relief, hereby allocates \$823,000 from the CAHF Grant Program under Fund 426 Project: CP-084, as per the City's FY26 Capital Improvement Program Budget.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia ("City Council"), that upon consideration of the CAHF Committee's recommendations for the CAHF Grant Program, City Council hereby allocates funds to the following CAHF applicants:

Fund	Project	G/L Account	Applicant	Funded Project/Initiative	CAHF Award
426	CP-084	530670	Albemarle Housing Improvement Program	Charlottesville Critical Repair and Rehab	\$166,800.00
426	CP-084	530670	Building Goodness Foundation	C'ville Builds: Healthy Homes	\$70,000.00
426	CP-084	530670	Community Services Housing	Rehabilitation of CSH Properties	\$68,997.50
426	CP-084	530670	Habitat For Humanity of Greater Charlottesville	Habitat Core 2026	\$286,026.86
426	CP-084	530670	Piedmont Housing Alliance	Deepening Affordability at 1025 Park St.	\$231,175.64

*City Council Meeting Minutes – May 4, 2026; approved August 3, 2026;
consideration of amendment October 5, 2026*

BE IT FURTHER RESOLVED that all funding awards within this Resolution shall be provided as grants to the entities listed under the “Applicant” column above to be used solely for the purposes outlined in their respective Grant Applications, and any subsequent Grant Agreement. The City Manager is authorized to negotiate and execute Funding Grant Agreements with each recipient to ensure proper utilization of funds.

8. RESOLUTION to authorize the reallocation of \$1,854,818 previously appropriated CIP funding to alternative infrastructure projects with budget gaps (2nd reading)

RESOLUTION

To Authorize Reallocation of \$1,854,818 Previously Appropriated CIP Funding to Alternate Infrastructure Projects with Budget Gaps

WHEREAS, the City of Charlottesville has previously allocated CIP funding for Charlottesville High School Roof Replacement and City Hall Flood Damage Repair and both projects have remaining unspent project balances; and

WHEREAS, the Meadowcreek Trail Project and Pollocks Branch Project both have budget gaps due to various circumstances;

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Charlottesville that previously appropriated CIP funding is hereby reallocated in the following manner:

Transfer From:

\$1,104,818	Fund: 426	Internal Order: 1000035	G/L Account: 599999
\$750,000	Fund: 426	Funded Program: P-01057	G/L Account: 599999

Transfer To:

\$1,500,000	Fund: 426	Funded Program: P-00995	G/L Account: 599999 - Meadowcreek
\$300,000	Fund: 426	Funded Program: P-01135	G/L Account: 599999 - Pollacks
\$54,818	Fund: 426	Funded Program: CP-080	G/L Account: 599999 - CIP Contingency

9. RESOLUTION appropriating \$4,555,000 from the CIP Contingency Fund for critical unfunded and one-time operational priorities (2nd reading)

RESOLUTION

To Allocate \$4,555,000 from the Capital Improvement Program Contingency Fund

WHEREAS per the City of Charlottesville’s financial policy, year-end surpluses from the City’s General Fund are transferred to the CIP contingency Fund where they accumulate until appropriated by the City Council for expenditure; and

WHEREAS the City Manager has made a recommendation and request to allocate a portion of the contingency funds to address one-time expenditures that have not previously been appropriated; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that the sum of \$4,555,000 is hereby allocated from currently appropriated funds in the CIP Contingency Fund for the following:

Purpose 1 - An amount not to exceed \$1,500,000 to support critical human resource management systems

Purpose 2 - An amount not to exceed \$1,095,000 to construct critical pedestrian infrastructure

Purpose 3 - An amount not to exceed \$750,000 to address emergency management priorities

Purpose 4 - An amount not to exceed \$400,000 to expand critical snow management equipment

Purpose 5 - An amount not to exceed \$310,000 to address strategic planning, performance management, and capacity priorities

Purpose 6 - An amount not to exceed \$300,000 to offset overtime for Charlottesville Fire Department

Purpose 7 - An amount not to exceed \$200,000 to address capacity building for CRHA in association with prior unfilled agreement with the City

10. RESOLUTION: Charlottesville-UVA-Albemarle Emergency Communications Center Lease Amendment

RESOLUTION

**Authorizing Execution of Amendment to Ground Lease for
Emergency Communications Center Premises**

WHEREAS, the City of Charlottesville (the “City”), the County of Albemarle (the “County”, and, together with the City, “Tenant”), and the Rector and Visitors of the University of Virginia (“Landlord”) entered into a Ground Lease in 1997 for the operation of the Charlottesville-UVA-Albemarle Emergency Communications Center (the “ECC”) located in the County at 2306 Ivy Road, Charlottesville, Virginia; and

WHEREAS, a Modular Unit, located at 2304 Ivy Road, has been added to the leased Premises for use by the ECC; and

WHEREAS, the Modular Unit constitutes part of the Premises and an Improvement and will be used, operated, insured and maintained by the Tenant pursuant to the Ground Lease; and

WHEREAS, all other terms and conditions of the Ground Lease applicable to the Premises and Improvements will apply to the Modular Unit and to Tenant’s use and occupancy. Title to the Modular Unit will remain vested in Landlord; and

WHEREAS, under the terms of the 1997 Agreement, both the City and County must consent to and execute this Amendment to the Ground Lease; and

WHEREAS, the Council of the City of Charlottesville finds that executing the Amendment to the Ground Lease serves a public purpose by improving the function of the ECC.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Charlottesville, Virginia, that Amendment to the Ground Lease is approved and that the City Manager or his designee is authorized to execute the Agreement and to take any additional administrative actions necessary.

11. RESOLUTION: Reallocation of \$200,000 in Capital Improvement Plan (CIP) funds for the Downtown Mall Crossing Project (layover)

CITY MANAGER REPORT

Steve King, Assistant to the City Manager, presented the Prosperity in Action Report on behalf of Abigail Matthew Wade, Economic Mobility Officer. He emphasized that economic mobility is hyper local. The Aims

of Economic Mobility and Opportunity are meeting basic needs; stable housing and livable income; and saving and planning for your own and your family's future.

The key deliverable of Economic Mobility and Opportunity work in the next year is an action plan:

- Co-designed with residents, particularly from communities which have historically experienced the least upward mobility
- Coordinating across internal City departments and offices
- Building partnerships with regional governments, non-profits, and community-based organizations

Mr. King answered questions from Council.

City Manager Sanders added follow-up comments and recognized Public Service Recognition Week, thanking city staff.

ACTION ITEMS

12. APPEAL: The Mark, 7th Street, SW: Appeal Board of Architectural Review Denial of Certificate of Appropriateness (HST25-0084)

Mitchell-Matthews Architects ("Appellant"), the Applicant for the Certificate of Appropriateness ("CoA") for a potential development at 202, 204, 208, and 214 7th Street, SW, and 613 Delevan Street ("Project"), has appealed the Board of Architectural Review's ("BAR") December 16, 2025, denial of a CoA for the rehabilitation of two (2) brick dwellings (204 and 208 7th Street, SW, both designated Individually Protected Properties ("IPPs") and construction of a seven (7)-story, multi-unit apartment building on the five (5) parcels (Tax Map 29 Parcels 71,73,74,75, and 76; the IPPs are Parcels 73 and 74). This appeal was recorded on December 31, 2025, within ten (10) days of the BAR's action, the deadline proscribed by City Code Chapter 34, Div. 5.2.7.E.

Jeff Werner, Staff member for the BAR, presented a summary of the Board of Architectural Review decision to deny the Certificate of Appropriateness for The Mark at 7th Street SW and Delevan Street, and he answered clarifying questions from Council members.

Steve Blain and Valerie Long, representing the Appellant, made a presentation to request that Council overturn the denial of the CoA by the BAR, and they answered questions from Council.

BAR Chair, James Zehmer, explained the viewpoint of the majority of the BAR and how they arrived at their decision to deny the CoA. On motion by Payne, seconded by Snook, Council voted unanimously to add five minutes to the speaking time for the BAR Chair.

Councilor Payne moved to approve the resolution denying the Certificate of Appropriateness, and the motion was seconded by Councilor Fleisher. The motion failed 2-3 (Ayes: Fleisher, Payne; Noes: Oschrein, Snook, Wade).

On motion by Oschrein, seconded by Snook, Council voted 3-2 in favor of resolution approving the Certificate of Appropriateness as follows (Ayes: Oschrein, Snook, Wade; Noes: Fleisher, Payne). Councilor Payne stated his belief that the BAR has a basis for CoA denial based on the encroachment of the project on the nearby Individually Protected Properties, and that staff recommended support of the BAR decision. Councilor Fleisher stated that Council's narrow purview led her to evaluate impact and compatibility.

RESOLUTION

Approving a Certificate of Appropriateness for a Multi-story, Mixed-use Building Incorporating Two (2) Individually Protected Properties at the 200 Block of 7th Street, SW

WHEREAS, on December 31, 2025, Steven W. Blaine, with Woods Rogers Vandeventer Black PLC (“Applicant”), on behalf of Mitchell-Matthews Architects, the Applicants for a requested Certificate of Appropriateness (“CoA”) for a multi-story, mixed-use building (“Property”) incorporating two (2) Individually Protected Properties (“IPPs”) at the 200 block of 7th Street, SW (“Requested CoA”), incorporating five (5) parcels of certain land identified within the City of Charlottesville, Virginia (“City”), real estate assessment records by Parcel Identification numbers 290071000, 290073000, 290074000, 290075000, and 290076000 and currently addressed as 202, 204, 208, and 214 7th Street, SW and 613 Delevan Street (“Property”); and

WHEREAS, the Property includes two (2) designated IPPs and the proposed development will incorporate and impact the historic, late-nineteenth (19th) century dwellings on the IPPs; therefore, per City Code Chapter 34, Section 5.2.7.A.1.a., it requires approval of a CoA and the City’s Board of Architectural Review (“BAR”) is required to determine whether the Project is compatible “with the historic, cultural or architectural character of [the] IPP that is the subject of the application;” and

WHEREAS, on December 16, 2025, in a Motion approved 6-1, BAR denied the Requested CoA, having “considered the standards set forth within the City Code, including the ADC District Design Guidelines” and subsequently determined “the proposed development at [the Property] does not satisfy the BAR’s criteria and guidelines for being compatible with the two IPPs.” [Note: When evaluating CoA requests associated with IPPs, BAR applies the ADC District Design Guidelines.]; and

WHEREAS, on December 31, 2025, as permitted by City Code Chapter 34, Section 5.2.7.E.1.b. and c., the Applicant appealed to City Council of the City of Charlottesville, Virginia (“City Council”), the BAR’s denial of the Requested CoA (“Appeal”).

NOW THEREFORE, BE IT RESOLVED, on May 4, 2026, per City Code Chapter 34, Section 5.2.7.E.1.d., following a review of the Appeal, the Project, and the Application, and having considered relevant information and opinions, including BAR’s determination, the City Staff Report, the City’s ADC District Design Guidelines, and the City’s Criteria for Review and Decision of the proposed construction, reconstruction, alteration, or restoration of a building or structure associated with an IPP (City Code Chapter 34, Section 5.2.7.D.1.a.), this City Council determines the Requested CoA satisfies the design guidelines and review criteria, and the proposed development is compatible with the IPPs at 204 and 208 7th Street, SW; and

BE IT FURTHER RESOLVED by City Council that, pursuant to the reasons stated below, *inter alia*, a CoA is hereby approved for the Requested CoA for a multi-story, mixed-use building, incorporating two (2) IPPs at the 200 block of 7th Street, SW [HST 25-25-0084], subject to the following condition:

- Prior to a Permit allowing disturbance associated with the proposed development, a Phase I Archaeological Investigation of the five (5)-parcel site will be completed and provided to Staff for BAR’s archive and recorded with the Virginia Department of Historic Resources.

13. PUBLIC HEARING and RESOLUTIONS to Approve the Proposed One-Year Annual Action Plan & Associated Funding Recommendations for HUD-funded Activities for Program Year (PY) 2026-2027, a Major Amendment, approximately \$1,205,469.64 (layover)

- a. Resolution to Approve the City of Charlottesville-Thomas Jefferson Area HOME Consortium One-Year Annual Action Plan for PY 2026-2027

*City Council Meeting Minutes – May 4, 2026; approved August 3, 2026;
consideration of amendment October 5, 2026*

- b. Resolution to Appropriate Community Development Block Grant Funds anticipated from the U.S. Department of Housing and Urban Development for PY 2026-2027, approximately \$464,924.00
- c. Resolution to Approve Award(s) of HOME Investment Partnership Program Funds anticipated from the U.S. Department of Housing and Urban Development for PY 2026-2027, approximately \$92,568.21

Anthony Warn, Grants Analyst, presented the request and preliminary gap analysis.

Mayor Wade opened the public hearing and with no speakers coming forward, the public hearing was closed.

Council by acclamation expressed consent to carry the resolutions to the May 18 meeting for second readings and vote.

14. PUBLIC HEARING and RESOLUTION to approve Lease of a Portion of Property at 100 5th Street, NE to Blue Ridge Area Coalition for the Homeless

Brenda Kelley, Redevelopment Manager, summarized the request for Blue Ridge Area Coalition for the Homeless (BRACH) to amend their current lease with the City of Charlottesville.

Mayor Wade opened the public hearing and with no speakers coming forward, the public hearing was closed.

On motion by Oschrin, seconded by Payne, Council by a vote of 5-0 (Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: None) approved the following resolution:

RESOLUTION

Authorizing the Execution of an Amended Lease of a Portion of City-owned Property at 100 5th Street, NE to Blue Ridge Area Coalition for the Homeless ("BRACH")

WHEREAS, BRACH desires to amend its existing lease with the City of Charlottesville, Virginia ("City"), for a portion of a certain City-owned property for a term of one (1) year, with an option for renewal for up to four (4) additional one (1) year terms, and the Council of the City of Charlottesville, Virginia ("City Council"), has considered the terms of the proposed lease, and has conducted a Public Hearing in accordance with the requirements of Virginia Code § 15.2-1800(B).

NOW, THEREFORE, BE IT RESOLVED by City Council that the amended lease of a portion of City-owned property located at 100 5th Street, NE, in the City to BRACH, presented to City Council this same date for consideration, is hereby APPROVED and the City Manager is hereby authorized to execute the approved amended lease on behalf of City Council, subject to approval by form by the City Attorney.

15. PUBLIC HEARING and RESOLUTION to approve New Lease Agreement with The Virginia Discovery Museum for use of City-owned property located at 524 East Main Street

Brenda Kelley, Redevelopment Manager, presented the request. The Virginia Discovery Museum, Inc. ("VDM" or "Museum") entered into a lease with the City of Charlottesville, Virginia ("City"), for use of the City-owned property located at 524 East Main Street, in July 2021; that lease expires on June 30, 2026.

Mayor Wade opened the public hearing, and with no speakers he closed the public hearing.

On motion by Payne, seconded by Fleisher, Council by a vote of 5-0 (Ayes: Fleisher, Oschrin, Payne, Snook, Wade; Noes: None) approved the following resolution:

RESOLUTION

Authorizing the Execution of a New Lease Agreement for City-owned Property Located at 524 East Main Street to the Virginia Discovery Museum, Inc. ("VDM")

WHEREAS, VDM desires to lease a certain City-owned property for a term of five (5) years, and with option for renewal of additional terms, and the Council of the City of Charlottesville, Virginia ("City Council"), has considered the terms of the proposed new Lease Agreement, and has conducted a public hearing in accordance with the requirements of Virginia Code § 15.2-1800(B).

NOW, THEREFORE, BE IT RESOLVED by City Council, that the new Lease Agreement for the use of City-owned property located at 524 East Main Street, Charlottesville, Virginia, to VDM, presented to City Council this same date for consideration, is hereby APPROVED, and the City Manager is hereby authorized to execute the newly approved Lease Agreement on behalf of City Council.

COMMUNITY MATTERS (2)

- Frank Bechter, city resident, stated that he hoped to see Council follow the cost of rehabilitating the Individually Protected Properties involved in the project for The Mark at 7th Street SW, as the applicant proposed a \$2 Million rehabilitation cost. He stated that there should be a mechanism for others to attack the premises presented by the Applicants or their representatives, given the 3-minute public speaker limit.

ADJOURNMENT

On motion by Oschrin, seconded by Snook, Council by acclamation adjourned the meeting at 10:40 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council

Date Adopted: August 3, 2026

Certified: Kyna Thomas
Clerk of Council