



**CHARLOTTESVILLE CITY COUNCIL
SPECIAL MEETING MINUTES
City Council / Charlottesville Redevelopment and Housing Authority Board
Joint Work Session
September 9, 2026, at 4:00 p.m.
CitySpace, 100 Fifth St NE, Charlottesville, VA**

The Charlottesville City Council and Charlottesville Redevelopment and Housing Authority (CRHA) Board convened for a joint work session to discuss updates on CRHA projects and existing collaborative projects between the City of Charlottesville and CRHA.

CALL TO ORDER

The Charlottesville City Council special meeting was called to order at 4:03 p.m., with all members present: Mayor Juandiego Wade, Vice Mayor Natalie Oschrin, and Councilors Jen Fleisher, Michael Payne and Lloyd Snook.

The Charlottesville Redevelopment and Housing Authority Board special meeting was called to order.

The Charlottesville City Council approved the meeting agenda after which City Council acted on a business item.

BY MOTION

On motion by Oschrin, seconded by Fleisher, Council voted 5-0 in favor of appointing Carl Schwarz and Ross Harness to the Planning Commission.

JOINT MEETING

Update on CRHA projects and existing collaborative projects between the City of Charlottesville and CRHA

The CRHA Board Chair, Brigid O'Rourke, began the report with a status update on the CRHA Executive Director search. The current Director John Sales has resigned from the position, effective December 4, 2026.

Ms. O'Rourke presented the projected timeline for the executive director replacement process:

- Week of August 31: Issue a request for proposals (RFP), allowing recruitment firms 30 days to respond.
- Week of September 30: Contract with a recruitment firm and post the executive director position.
- November: Interview prospective candidates.

The CRHA Hiring Committee is engaging key stakeholders to develop a job description for the Executive Director position. The committee is consulting with City leadership, the U.S. Department of Housing and Urban Development (HUD), and local community groups to gather input. Although a compensation study was not included in the RFP, Board representatives expressed the need for one. City Manager Sanders indicated that the City's Human Resources Office may be able to assist with the study.

The committee continues to hold regular check-ins with Mr. Sales and key staff during the transition period. It has also considered the possibility of appointing an interim executive director and is planning for scenarios that may require a temporary appointment.

The CRHA Board presented three requests to City Council: (1) financial assistance with the cost of contracting a recruitment firm to support the Executive Director search; (2) extending Board members' terms in consideration of the current Board's tenure; and (3) amending the Board's membership requirements to include at least one public housing resident commissioner and one Housing Choice Voucher (HCV) recipient, as prescribed by Housing and Urban Development (HUD) code regulations.

The CRHA Board also reported ongoing efforts to establish a nonprofit entity to build internal fundraising capacity, with establishment anticipated by the end of 2026.

City Council directed City Manager Sanders and City Attorney John Maddux to review the Board's requests and present recommendations for Council's consideration.

The CRHA Deputy Executive Director, Kathleen Glenn-Matthews presented an update on Charlottesville Redevelopment and Housing Authority (CRHA) redevelopment projects, housing renovations, and efforts to preserve the city's affordable housing through housing preservation initiatives.

CRHA, in partnership with the City of Charlottesville, has helped preserve approximately 80 Naturally Occurring Affordable Housing (NOAH) units by acquiring and managing existing rental properties to maintain affordability and prevent displacement. Preserving existing units is generally faster and less costly than new construction. CRHA identifies potential properties through referrals and other sources or when landlords contact the agency directly about selling their properties.

CRHA requested \$3 million from the City to acquire 11 properties containing 13 deeply affordable units as part of the Silk Purse acquisition. The initiative aims at affordability fortification opportunities. Public investment is needed because current rental income cannot support conventional financing without significant rent increases. Minor rehabilitation may be required. Vice Mayor Oschrein requested clarification on how the properties were selected by the property owner from the larger portfolio of approximately 70 parcels.

CRHA presented Rivanna Terrace Apartments, a 48-unit complex, as an affordable housing preservation opportunity. The property is listed for \$9.6 million, and CRHA requested \$5 million in City funding to support the acquisition.

CRHA's City Housing Portfolio includes approximately 80 units. CRHA plans to sell one property back to Woodward under a first-right-to-purchase agreement and is engaged in the disposition of 801 Harris Street which will be converted back to commercial usage. The two dispositions would reduce the Dogwood portfolio by 4 units. Councilor Snook requested clarification about the amount of city funding that could be repaid and potentially reinvested in other affordable housing initiatives.

The CRHA Board and staff offered recommendations for how City Council can continue supporting CRHA's work, including providing funding assistance, supporting the incoming executive director, ensuring that public housing redevelopment projects proceed as planned through completion, and maintaining meaningful resident participation throughout the redevelopment process.

Joy Johnson, community advocate and Chair of the Public Housing Association of Residents, requested that City Council recognize the 12 women who contributed to the design of various phases of public

housing redevelopment.

Ms. O'Rourke noted that staffing capacity and compensation remain ongoing challenges, especially as additional housing units come online. She also recommended reviewing CRHA's organizational structure to better align with industry standards and improve operational efficiency.

Mayor Wade left the meeting at 5:30 p.m.

Councilor Snook requested a three- to five-year financial forecast to support long-term financial planning in light of proposed funding requests, redevelopment projects, and opportunities to preserve affordable housing. CRHA Director of Finance TC Nichols will follow up with additional information.

City and CRHA staff emphasized continued communication and coordination on redevelopment projects, including monthly leadership meetings and collaboration throughout the executive director transition. The CRHA Board recommended reconvening with City staff in December to coordinate planning with the incoming executive director.

ADJOURNMENT

On motion by Fleisher, seconded by Snook, Council by acclamation adjourned the meeting at 5:49 p.m.

BY Order of City Council

BY Maxicelia Robinson, Deputy Clerk of Council