



**Board of Supervisors
County of Louisa
Tuesday, February 17, 2026
Louisa County Public Meeting Room
3:00 PM**

CALL TO ORDER - 4:00 P.M.

Chairman Adams called the February 17, 2026, budget meeting of the Louisa County Board of Supervisors to order at 4:00 p.m.

Attendee Name	Title	Status	Arrived
Tommy J. Barlow	Mountain Road District Supervisor	Present	5:00 PM
Fitzgerald A. Barnes	Patrick Henry District Supervisor	Present	5:00 PM
Christopher C. McCotter	Cuckoo District Supervisor	Present	5:00 PM
H. Manning Woodward, III	Louisa County Supervisor	Present	5:00 PM
R. T. Williams	Jackson District Supervisor	Absent	
Duane A. Adams	Mineral District Supervisor	Present	5:00 PM
Rachel G. Jones	Green Springs District Supervisor	Present	5:00 PM

Others Present: Christian Goodwin, County Administrator; Wanda Colvin, Deputy County Administrator/Director of Finance; Patricia Smith, County Attorney; and Scott Raettig, Director of Information Technology

INFORMATION/DISCUSSION ITEMS

Discussion – Fiscal Year 2027 Operational & Maintenance and Capital Improvement Plan Budget

This is the second budget worksession of the FY27 budget cycle, held to begin discussion of departmental and outside agency budget requests, capital improvement planning, and public engagement related to the FY27 budget.

Finance Director Wanda Colvin. Ms. Colvin advised the Board that the work session would begin with outside agency requests, noting the Board had reviewed the full list at the previous work session and that only a few items required follow-up.

Fluvanna-Louisa Housing Foundation (FLHF) – Emergency/Essential Home Repair Program

Ms. Colvin introduced Kim Hyland, Executive Director of the Fluvanna-Louisa Housing Foundation (FLHF), who was invited to provide additional information on FLHF’s request for an additional \$50,000 related to the Essential (Emergency) Home Repair Program.

Ms. Hyland explained the additional funding request was driven by increased demand/usage of the home repair program in Louisa County over several years; and declining external grant funding, creating a growing funding gap.

Ms. Hyland provided data showing reductions in the Housing Preservation Grant (HPG) funding distributed through the Thomas Jefferson Planning District Commission (TJPDC). She stated the total HPG funds have decreased significantly over three years (shared among multiple counties), citing approximately:

- FY23: \$212,000
- FY24: \$174,000
- FY25: \$111,000
- FY26: \$60,000

She noted Louisa County has historically received a significant portion of these funds due to FLHF's strong utilization model. Ms. Hyland also reported declines in other private funding sources used for repairs, including BAMA and LCCF. Ms. Hyland described the Essential Home Repair Program as FLHF's most widely used program locally, serving approximately 50 Louisa County households per year, primarily older residents (average age approximately 68). She emphasized the program supports "aging in place," stabilizes housing for vulnerable residents, and helps prevent homelessness. Ms. Hyland asked for Board guidance on what "success" should look like for FLHF if the Board desired changes in program focus and noted FLHF is also expanding efforts to assist first-time homebuyers, while continuing to prioritize seniors and families in need.

Board members asked questions and discussed program structure, outcomes, and funding strategy.

The Board asked whether County funds could be used as matching funds for other grants.

Ms. Hyland confirmed they could and said the County could structure the funds as a grant, loan, or match. She suggested modeling them similarly to HPG: serving households under 50% AMI, granting up to \$5,000 by covering half of a repair cost (grant) while financing the other half (loan), helping seniors afford major repairs such as roofs.

The Board asked what typically occurs if residents must leave homes due to inability to repair them.

Ms. Hyland stated many residents remain in unsafe conditions as homes deteriorate. She noted some properties become blighted, occupants may fall behind on taxes, and homes can eventually be lost.

The Board asked whether FLHF rehabilitates homes that are beyond repair.

Ms. Hyland stated FLHF does pursue rehabilitation when funding allows, but many requests exceed what the program can fix (approximately one in four applicants can be served; others are beyond feasible repair). She also referenced FLHF's interest in purchasing and rehabbing properties when possible.

The Board asked why TJPDC/HPG and private grant programs have declined.

Ms. Hyland explained that the HPG pool is limited statewide and is affected by the number of

organizations applying; she noted fewer funds and more competing applicants. Regarding BAMA and LCCF, she indicated funders cited reduced available funding and increased applications, not concerns with FLHF's performance.

The Board asked whether FLHF uses internal staff or hires contractors for repair work.

Ms. Hyland explained FLHF administers the program with current staff and utilizes a formula to distribute funds based on repair size with caps to ensure equitable distribution and program flexibility.

The Board raised concerns that rising County tax revenues could negatively affect grant eligibility (similar to state funding formulas).

Ms. Hyland agreed it could, explaining that poverty data is difficult to capture accurately in mixed-income areas and that poverty rates can be statistically "skewed," making it harder to demonstrate need. The supervisor noted that demand for assistance may increase even if County-level indicators suggest improving wealth.

The Board asked if FLHF recently received an Amazon community grant.

Ms. Hyland confirmed FLHF received \$10,000 for repairs, noting that amount was the maximum allowed but represents only a small portion of overall need.

One supervisor emphasized the distinction between "needs vs. wants" in outside agency requests and stated the home repair program should be considered a community need due to its role in preventing homelessness and protecting vulnerable seniors. Another supervisor, who stated they serve on FLHF's board, affirmed FLHF is selective and that funds are going to appropriate homeowners and projects.

Following discussion, a motion was made and seconded to approve the additional \$50,000 request for FLHF's Essential Home Repair Program. The motion passed unanimously.

Before Ms. Hyland concluded, a Board member referenced an upcoming opportunity for Congressionally directed project funding (deadline March 6, 2026) and requested support for including FLHF's affordable housing project in a submission, describing it as shovel-ready and aligned with strong community support and a federal nexus. Ms. Hyland also requested letters of support for additional grant pursuits (including BAMA and "Twice as Nice"), and the Board indicated no objection. County staff advised coordination with staff (including Steph) for those letters.

Louisa Arts Center Funding Source Discussion (General Fund vs. Transient Occupancy Tax)

Ms. Colvin provided an update regarding the Louisa Arts Center FY27 request. She reported meeting with Arts Center representatives and stated that approximately \$94,000 of their programming expenses may qualify for funding through the Transient Occupancy Tax (TOT). Ms. Colvin said staff would work with the Arts Center (and Cindy King) to apply through the TOT process, with the goal of shifting the Board's tentative funding level of \$60,000 from the General Fund to TOT, thereby freeing General Fund dollars for other County priorities.

The Board's earlier tentative agreement to fund the Arts Center at \$60,000 (not the full \$80,000 request). It was noted the benefit of moving eligible funding to TOT to reduce pressure on the General Fund.

Concerns were addressed about clarity and ensuring funding is not "hit-or-miss" due to the application process and whether the Arts Center could pursue additional TOT support beyond the \$60,000.

Staff explained TOT is a separate, restricted funding source requiring an application and committee review. The Board's tentative commitment remained at \$60,000 total (consistent with historical funding); and if the Arts Center receives less than the requested amount through TOT, the County could backfill the difference to ensure the \$60,000 total, similar to how a prior TOT approach was handled for the Historical Society.

The Board ultimately agreed the simplest approach would be that staff will ask the Arts Center to apply for TOT funding for the \$60,000, and The County would maintain a \$60,000 total commitment, with the funding source finalized during budget development. No additional appropriation decision beyond the tentative \$60,000 was finalized during this discussion, and a motion raised during the conversation was later withdrawn following clarification.

Capital Improvement Plan (CIP)

Ms. Colvin reported the Planning Commission approved the Capital Improvement Plan (CIP) with no changes from what had been discussed at the prior work session.

Next Worksession and Budget Roadshow Dates

Ms. Colvin announced the next budget work session would be held March 2, and the start time would be adjusted to 3:00 p.m. (instead of 4:00 p.m.) to allow presentations and questions from major departments, including Louisa County Public Schools, Fire/EMS, and Sheriff's Office.

Budget "roadshow" meetings were also scheduled:

- March 24
 - March 31
 - April 1
- (Each from 6:00–8:00 p.m., at three locations.)

A supervisor raised a question about timing in relation to spring break and Board attendance. Staff noted the meetings would be publicly noticed, and participation by multiple supervisors would be permissible since no action would be taken and the events would be advertised.

ADJOURNMENT

BY ORDER OF:
DUANE A. ADAMS, CHAIRMAN
BOARD OF SUPERVISORS
LOUISA COUNTY, VIRGINIA