

2025 Affordable Housing Report

City of Charlottesville Attachment A

1. Administration Expenditures

The City of Charlottesville has steadily expanded its internal affordable housing administration capacity since FY2022. While the Affordable Housing Plan (AHP) recommended an average of \$1 million per year for administrative expenses, actual administrative salary costs to date remain below that target. These expenses support critical operational functions of the Office of Community Solutions (OCS), including program design, fund administration, compliance oversight, technical assistance to grantees, policy enforcement, and capacity-building activities.

(Figure 1: A table detailing administrative expenditures, e.g., salaries—namely, of the city from FY22-FY25)

Category	FY22	FY23	FY24	FY25
Full-Time Staff Salaries	-	\$117,866	\$193,249	\$222,107
Allocated Staff, Salaries (Partial)	\$159,216	\$214,004	\$171,006	\$194,879
Total Salaries	\$159,216	\$331,870	\$364,255	\$416,986

Note: Full-time staff includes 2 FTEs solely dedicated to the AHP. Partial allocations represent five staff members, with 20%–80% of their time dedicated to AHP implementation. Examples of activities covered by these costs include:

- **Program Administration:** Running competitive citywide Notice of Funding Availability (NOFA) cycles, managing Charlottesville Affordable Housing Fund (CAHF) and Housing Operations and Program Support (HOPS) grant awards.
- **Compliance & Monitoring:** Reporting, inspecting, and evaluating housing outcomes.
- **Policy Development:** Development and implementation of strategies, programs, and services, e.g., Land Bank Authority and Tax Abatement Performance or recently adopted Affordable Dwelling Unit Program.
- **Technical Assistance:** Studies and research, consultants, and supporting capacity-limited community partners
- **Training & Capacity Building:** Professional development and certifications, Supporting community-led boards and housing nonprofits.

With the scale of the affordable housing pipeline and the complexity of projects in motion (zoning changes, land bank formation, ADU compliance, etc.), full realization of the \$1 million per year administrative benchmark will be essential.

2. Tax Relief Programs

The City's Affordable Housing investments also include targeted tax relief programs that support low-income homeowners and renters. These programs reduce the risk of displacement, especially among elderly or disabled residents on fixed incomes. Between FY22 and FY25, the City allocated over **\$9.5 million in combined tax relief**.

(Figure 2: A table detailing allocation in various tax relief programs of the city from FY22-FY25)

Program	FY22	FY23	FY24	FY25
Charlottesville Homeowner Assistance Program	\$924,986	\$1,333,149	\$1,254,042	\$1,315,000
Rent Relief – Disabled	\$162,529	\$123,206	\$99,680	\$118,000
Rent Relief – Elderly	\$27,500	\$34,102	\$30,043	\$38,000
Tax Relief – Disabled	\$221,626	\$216,665	\$217,650	\$231,000
Tax Relief – Elderly	\$469,196	\$716,341	\$1,035,838	\$1,016,000
Total	\$1,805,837	\$2,423,463	\$2,637,253	\$2,718,000

These programs are designed and administered by the Commissioner of Revenue and are aligned with the AHP's goal of stabilizing long-time or vulnerable residents.

3. Direct Housing Investments

The City's Capital Improvement Program (CIP) remains the largest funding source for direct affordable housing production, preservation, and acquisition. Key investments since FY2022 include a total of just under \$48 million:

(Figure 3: A table detailing direct affordable housing investment allocations of the city from FY22-FY25)

Direct Funded Item	CIP	Other
CAHF	\$4,850,000	\$0
CSRAP	\$3,600,000	\$0
Friendship Court (PHA)	\$6,144,841	\$0
VCF – Housing Line	\$0	\$1,000,000
501 Cherry Ave (PHA)	\$3,150,000	\$3,350,000
Dogwood Portfolio (CRHA)	\$0	\$5,025,154
Carlton Mobile Home Park	\$0	\$744,000
1025 Park St Apartments (PHA)	\$3,770,000	\$0
1200 Park Street Apartments (PHA)	\$2,250,000	\$0
Virginia Supportive Housing Vista 29	\$0	\$750,000
South First Street (CRHA)	\$6,000,000	\$0
6th Street Phase 1 (CRHA)	\$6,000,000	\$0
Salvation Army Center of Hope	\$0	\$1,282,579
Total	\$35,764,841	\$12,151,733