

**CHARLOTTESVILLE CITY COUNCIL SPECIAL MEETING**  
**WORK SESSION MINUTES**  
**October 11, 2023 at 6:00 p.m.**  
**CitySpace, 100 5th Street NE**

The Charlottesville City Council held a special meeting in the format of a work session on Monday, October 11, 2023. Mayor Snook called the meeting to order at 6:05 p.m. with the following members present: Mayor Lloyd Snook, Vice Mayor Juandiego Wade, and Councilors Brian Pinkston and Leah Puryear. Councilor Payne requested to join the meeting electronically using the Zoom meeting platform.

Upon confirming that Councilor Payne was joining the meeting electronically from his home in Charlottesville and was not physically present at the meeting because of a communicable medical condition, Council entertained a motion. On motion by Pinkston, Council voted 4-0 to APPROVE electronic meeting participation by Mr. Payne, thus all Councilors were present.

James Freas, Director of Neighborhood Development Services introduced presenters for the meeting.

Hamilton Lombard, Weldon Cooper Center, presented population information for the City of Charlottesville, including demographic trends. Many variables affect projections for future housing demand including remote work, university student population, development proximity to the University of Virginia, number of families with children,

Kyle Talente, President of RKG Associates, reviewed financial feasibility modeling based on three principal components: construction costs, operational costs and operational revenues. RKG created a customized model specific to Charlottesville. The rate of change analysis factored in neighborhood boundaries and differences in housing typology and housing value. Sensitive neighborhoods were clustered to ensure a true understanding of how the rezoning policies could impact these communities in comparison with the rest of Charlottesville.

RKG Associates built upon the work of the previous assessment, updating market data based on 2023 trends. They compiled a new market value for properties impacted by the zoning change through the model and compared the new values to current market values based on current use. They assessed the potential for current owners to sell based on differential in market value and calculated number of parcels that would be acquired to use new zoning allowances. Mr. Talente stated that the rate of change does not take into account the amount that particular parcels can accommodate, thus the numbers presented are conservative. The data indicated that displacement pressure would increase because of increased property value.

Council discussed the presentations.

Mr. Freas stated that the numbers presented were based on a broken housing system, and that the numbers should not be projected indefinitely because the city is working toward a future non-broken housing system.

For future discussion, Mr. Snook asked for information about what development projects are in the pipeline. Mr. Wade requested discussion about displacement. Mr. Freas stated that the Planning Commission plans to discuss it at their October 17 meeting. Mr. Payne concurred with the need for this discussion, and he requested data and projections for areas with the highest risk of displacement.

The meeting adjourned at 8:23 p.m.

BY Order of City Council

BY Kyna Thomas, Clerk of Council