



**City Council Meeting Agenda**  
**September 15, 2025**  
City Hall Council Chamber  
605 E. Main St.  
Charlottesville, VA 22902

Juandiego R. Wade, Mayor  
Brian R. Pinkston, Vice Mayor  
Natalie Oschrin  
Michael K. Payne  
J. Lloyd Snook, III  
Kyna Thomas, Clerk

**4:00 PM Opening Session**

- I. Call to Order/Roll Call**
- II. Agenda Approval**
- III. Reports**

- 1. Report: Charlottesville Free Clinic
- 2. Report: Blue Ridge Health District
- 3. Report: Child Health Partnership

**5:30 PM Closed Meeting (if called)**

- 4. By Motion: Consultation with legal counsel pertaining to settlement proposal.

**6:30 PM Business Session**

- IV. Moment of Silence**
- V. Announcements**
- VI. Recognitions/Proclamations**

- Proclamation: 2025 Cville Sabroso Day
- Proclamation: Co-Responder and Crisis Responder Week
- Proclamation: 50th Anniversary McGuffey Art Center
- Proclamation: 125th Anniversary University Baptist Church

- VII. Community Matters** Public comment for up to 16 speakers (limit 3 minutes per speaker). Preregistration available for first 8 spaces at <https://www.charlottesville.gov/692/Request-to-Speak>; speakers announced by Noon on meeting day (9:00 a.m. sign-up deadline). Additional public comment at end of meeting. Comments on Public Hearing items are heard during the public hearing only.

- VIII. Consent Agenda\*** The consent agenda consists of routine, non-controversial items whereby all items are passed with a single motion and vote. Individuals speaking during Community Matters may address items on the Consent Agenda.
  - 5. Resolution: Resolution to Appropriate Grant Funds from the Anne and Gene Worrell Foundation for the C.A.Y.I.P. (Community Attention Youth Internship Program) in the amount of \$42,480 (2nd reading)
  - 6. Resolution: Resolution to appropriate Virginia Juvenile Community Crime Control Act Grant (VJCCCA) - \$452,704 (2nd reading)
  - 7. Resolution: Resolution to appropriate Virginia State Police FY 26 HEAT Equipment Reimbursement Funding - \$10,000 (2nd reading)

8. Resolution: Resolution to Appropriate \$25,680 from the Virginia Department of Criminal Justice Services 2026 JAG Law Enforcement Equipment Grant (2nd reading)
9. Resolution: Resolution Appropriating Charlottesville/Albemarle Adult Recovery Court Grant Award in the amount of \$240,000 (1 of 2 readings)
10. Resolution: Resolution to Appropriate the Victim Witness Grant - \$299,672 (1 of 2 readings)
11. Resolution: Resolution to appropriate funding from the Virginia Department of Housing and Community Development, Housing Opportunities for Persons with AIDS/HIV (HOPWA) Grant 25-HOPWA-303 in the amount of \$392,582 (1 of 2 readings)

#### **IX. City Manager Report**

- Report: City Manager Report
  - a. Report: Presentation by Foothills Child Advocacy Center

#### **X. Action Items**

12. Public Hearing/Res.: Public Hearing and Resolution to Approve Exercise of Eminent Domain for the Acquisition of Right-of-Way and Easements in Service to the East High Streetscape
13. Resolution: Resolution considering 1114 East High Street Special Exception Permit Amendment (Build-To and Transition Screening)
14. Resolution: Resolution Appropriating Community Flood Preparedness Fund Grant Award in the amount of \$400,000 (1 of 2 readings)
15. Resolution: Resolution authorizing the City's participation in the proposed settlements of Opioid-related claims against ALVOGEN, AMNEAL, APOTEX, HIKMA, INDIVIOR, MYLAN, SUN, and ZYDUS (1 of 2 readings)

#### **XI. General Business**

16. Discussion: Legislative Agenda Discussion - Part 1

#### **XII. Community Matters (2)**

#### **XIII. Adjournment**

## **MEETING GUIDELINES**

- This is an in-person meeting with an option for the public to participate electronically by registering in advance for the Zoom webinar at [www.charlottesville.gov/zoom](http://www.charlottesville.gov/zoom). The meeting may also be viewed on the City's streaming platforms and local government Channel 10. Individuals with disabilities who require assistance or special arrangements to participate in the public meeting may call (434) 987-1267 or submit a request via email to [ada@charlottesville.gov](mailto:ada@charlottesville.gov). The City of Charlottesville requests that you provide 48 hours' notice so that proper arrangements may be made.
- The presiding officer shall ensure that individuals address their comments to City Council at appropriate times, in accordance with the meeting agenda and Council's Rules of Procedure.
- No person who is not a member of the city council shall orally address it until leave to do so has been granted by the city council or until invited to do so by the mayor. (City Code sec.2-71)
- Remarks and actions that disrupt the progress of the Council meeting, and remarks from persons other than councilors, the City Manager, the City Attorney, or a presenter for an Agenda Item are not permitted.
- The presiding officer shall call an individual to order, including a councilor, when that individual goes afoul of these rules. The following are examples of remarks and behavior that are not permitted:
  - i. Interrupting a speaker who is addressing Council at the speaker's microphone, or interrupting a speaker who has otherwise been invited to address Council during Community Matters or a Public Hearing
  - ii. Interrupting a councilor who is speaking
  - iii. Shouting, and talking (either individually or in concert with others) in a manner that prevents a speaker or a Councilor from being heard or that otherwise hinders the progress of the meeting
  - iv. Blocking paths for emergency exit from the meeting room; engaging in any conduct that prevents a member of the audience from seeing or hearing councilors during a meeting; standing on chairs or tables within the Council meeting room
  - v. Threats or incitement of violence toward councilors, City staff or members of the public
  - vi. Engaging in conduct that is a criminal offense under the City Code or the Virginia Code
  - vii. Campaigning for elected office
  - viii. Promotion of private business ventures
  - ix. Using profanity or vulgarity
  - x. Personal attacks against Councilors, City staff or members of the public
  - xi. Behavior which tends to intimidate others
- During a City Council meeting the presiding officer shall have control of the Council Chambers and the connecting halls and corridors within City Hall, and any other venue where a Council meeting is being held. In case of any conduct described above, the presiding officer may take measures deemed appropriate, including but not limited to suspending the meeting until order is restored, ordering areas to be cleared by the Sergeant at Arms, or requiring any individual to exit the meeting room and adjacent premises (connecting halls and corridors.)

# Policy Briefing Summary

## City Council



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**Regarding:** Charlottesville Free Clinic  
**Staff Contact(s):**  
**Presenter:**  
**Date of Proposed Action:** September 15, 2025

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**Issue**

**Background / Rule**

**Analysis**

**Financial Impact**

**Recommendation**

**Recommended Motion (if Applicable)**

**Attachments**

None



# Policy Briefing Summary

## City Council



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**Regarding:** Blue Ridge Health District  
**Staff Contact(s):**  
**Presenter:**  
**Date of Proposed Action:** September 15, 2025

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**Issue**

**Background / Rule**

**Analysis**

**Financial Impact**

**Recommendation**

**Recommended Motion (if Applicable)**

**Attachments**

None



Presentation to Charlottesville City Council  
September 15, 2025

*Jon Nafziger—Executive Director*



**Child Health Partnership** provides at-home support to children and parents to promote the health and well-being of families facing challenges in our community.

We build on families' strengths.



**The first 2,000 days of  
a child's life are the  
most important and  
the best time to invest  
in long-term health  
and future success in  
school and in life.**

# Child Health Partnership

Provides dedicated teams of registered nurses and certified family support specialists who build trusted relationships with families in their home to:

Promote child and family health.

Enhance parenting skills and child development.

Foster family self-sufficiency.

We average one to two home visits per month.

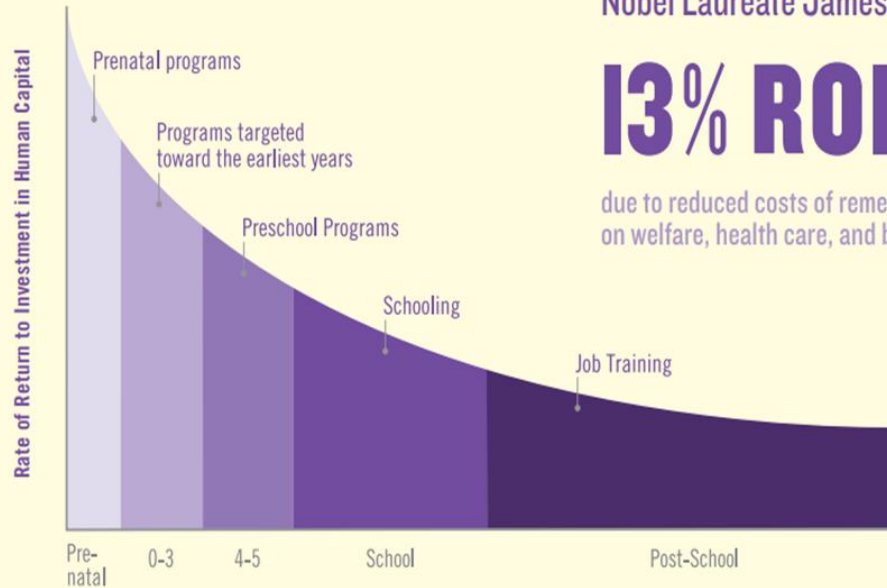
Families average 20 months in the program.

## 2025 is our 35th Anniversary!



## EARLY CHILDHOOD DEVELOPMENT IS A SMART INVESTMENT

The earlier the investment, the greater the return



Nobel Laureate James Heckman estimates a

# 13% ROI



**FROM INVESTING IN  
HIGH QUALITY EARLY  
CHILDHOOD PROGRAMS**

due to reduced costs of remediation, incarceration, reliance on welfare, health care, and better employment outcomes

*Source: James Heckman, Nobel Laureate in Economics*

**childhealth**

PARTNERSHIP

# Building Healthy Communities

**The single most common factor for children who develop resilience is at least one stable and committed relationship with a supportive parent or caregiver.**





## Two Generations at a Time

Nurse home visits offer:

- Prenatal support
- Depression screening
- Health screening and assessment
- Health education
- Improved access to medical and dental care



# Family support visits provide:

- Parenting skills and knowledge
- Developmental screenings
- Employment and education support
- Improved access to services
- Transportation
- Connections to community resources



**Services are FREE and VOLUNTARY.**

**Last year, we supported the health and  
well-being of 367 children  
in 225 families in Charlottesville,  
Albemarle, Fluvanna, and Louisa.**

**FY25 total = 118 Charlottesville children  
and 174 Charlottesville participants**

**Since 1991, we have served over 5,700 children from 3,600 families.**



## Partnership works.

### After one year in the program...

**97%** of children have a medical home for sick and prenatal care.

**97%** of children were up to date on their immunizations.

**93%** of children were current on developmental screenings.

**90%** of children had current health assessments.

**84%** of children were up-to-date on well-child visits.

**76%** of families had at least one parent employed.

**60% decrease** in families that moved twice or more in the previous year (from 30% down to 12%).

**80% decrease** in children who needed medical care but did not receive it (15% to 3%)

**67% decrease** in children who needed dental care but did not receive it (26% to 9%)

Average visits annually per family = 16

childhealth

PARTNERSHIP

## 2025 UPDATE

### Successes

- Staff continuity
- Strong outcomes
- Increased referrals and enrollments
- Increased private fundraising

### Challenges

- Flat state funding since 2017 (-32%)
- Ongoing pandemic impacts?
- Family stress, engagement and trust

### Federal impacts

- Immigration policies and enforcement
- Budget -- \$63K federal grant currently OK (3% of budget); all state dollars are General Fund





Contact: Jon Nafziger, Executive Director  
[Jon.Nafziger@childhealthpartnership.org](mailto:Jon.Nafziger@childhealthpartnership.org)  
[www.childhealthpartnership.org](http://www.childhealthpartnership.org)  
(434) 964-4701



CITY OF CHARLOTTESVILLE



*Proclamation*

**Cville Sabroso Day**  
**September 20, 2025**

**WHEREAS** Charlottesville's Census Report of 2020 recognizes that Charlottesville's Hispanic and Latino populations have increased by more than 40% over the past decade to 3,207 people, which is 7% of the City's population; and

**WHEREAS** the City of Charlottesville recognizes that immigrant community members are the bearers of distinct and valuable cultural histories and tradition; and

**WHEREAS** the City recognizes that Charlottesville is increasingly becoming a culturally rich and diverse place and wishes to encourage the local Hispanic community to publicly share with ease the rich cultural heritage of each and every country that it represents; Sin Barreras brings Charlottesville the 13th annual Cville Sabroso, a Latin American Music and Folkloric Dance festival; and

**WHEREAS** Charlottesville recognizes that we are a nation of immigrants, and that the local Hispanic community contributes a great deal to our city; and

**WHEREAS** the City of Charlottesville supports Sin Barreras, a local nonprofit linking immigrant peoples and the services and opportunities that are available to them; and

**WHEREAS** we are on this occasion acknowledging our Latino immigrants in honor of National Hispanic Heritage Month and extend this spirit of cultural inclusiveness to all our immigrant community members, in appreciation of the cultural richness they bring to our community;

**NOW, THEREFORE BE IT PROCLAIMED** that we, the members of the Charlottesville City Council hereby recognize September 20, 2025, as Cville Sabroso Day in the City of Charlottesville, and we encourage community members to continue to learn from one another and celebrate this occasion.

Signed and sealed this 15<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk of Council

# CITY OF CHARLOTTESVILLE



## *Proclamation*

### **National Co-Responder and Crisis Responder Week**

**WHEREAS** the City of Charlottesville, with the Commonwealth of Virginia, and the United States have continued to address the issue of mental health concerns and substance use disorders; and

**WHEREAS** mental health concerns, substance use challenges, and co-occurring conditions often can lead to homelessness, incarceration, and emergency room visits, which are more intrusive and costly for communities than earlier interventions and connections to behavioral health services; and

**WHEREAS** many communities, towns, cities, counties, and states have realized the need for additional resources to address these issues and specifically when individual persons are experiencing crisis situations, including those in the City of Charlottesville, have identified the promising emerging practice and effective program called Co-Response; and

**WHEREAS** co-response is defined as pairing a crisis-trained mental health professional with a first responder, such as a police officer a firefighter paramedic, who respond as a team to collaboratively intervene in varying levels of crisis with the goal of diverting individuals from arrest and jail, diverting individuals from emergency department visits, and connecting those individuals in crisis with necessary and effective resources; and

**WHEREAS** the City of Charlottesville’s Co-Responder Program, the ANCHOR Team (Assisting Navigation, Crisis Help, and Outreach Resources Team) was established in 2024 to partner mental health professionals and peers from our local nonprofit, Partner for Mental Health, with members of the Charlottesville Fire Department and Charlottesville Police Department to respond collaboratively to individuals in crisis; and

**WHEREAS** since its launch in July 2024, the six-member ANCHOR team has responded to over 395 calls for help by members of our community who were in crisis due to mental health and substance use concerns that caused them to call our Public Safety professionals via 9-1-1 for help; engaged in over 142 follow up calls or resource provision services to members of our community who were in crisis or otherwise needed supportive services;

**NOW, THEREFORE,** the Charlottesville City Council recognizes September 14-20, 2025, as **NATIONAL CO-RESPONDER AND CRISIS RESPONDER WEEK** in appreciation and gratitude for the ANCHOR Team members and the International Co-Responder alliance. We call upon the community to join in celebrating the addition of Co-Response to our community.

Signed and sealed this 15<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk of Council

CITY OF CHARLOTTESVILLE



Proclamation

McGuffey Art Center 50<sup>th</sup> Anniversary

**WHEREAS** McGuffey Art Center was established in October 1975, with the support and encouragement of the Charlottesville City Council;

**WHEREAS** McGuffey Art Center was tasked by the Charlottesville City Council to participate in the greater community and regional growth through teaching and workshops, showcasing works in exhibitions, hosting events, and community outreach;

**WHEREAS** McGuffey Art Center is recognized as one of the oldest artist-run cooperatives in the United States, providing a supportive and collaborative environment for artists and the community, for 50 years serving as a cornerstone of artistic life in the city of Charlottesville, fostering creativity and making art accessible to all;

**WHEREAS** McGuffey Art Center boasts a vibrant community of over 50 resident artists and over 125 associate member artists, all dedicated to practicing art and sharing their creative spirit with the greater Charlottesville area and beyond;

**WHEREAS** the artists of the McGuffey Art Center contribute significantly to the community by opening their studios to the public, sharing their processes and ideas, participating in annual outreach programs and tours, and serving on committees that facilitate exhibitions and events;

**WHEREAS** McGuffey Art Center has hosted the Incubator Program for 13 years, an acclaimed residency that annually supports six emerging artists by providing studio spaces and opportunities for connecting with professionals and establishing a professional career as an artist;

**WHEREAS**, located in the center of downtown Charlottesville, McGuffey Art Center offers free year-round access to its public art space, including both exhibition space and artist’s workspaces, enriching the cultural landscape of our city;

**NOW, THEREFORE, BE IT PROCLAIMED** that the Charlottesville City Council recognizes and celebrates the **50th anniversary of the McGuffey Art Center**, commending its enduring commitment to the arts, its artists, and the Charlottesville community. We extend our deepest gratitude for five decades of fostering creativity, supporting artists, and enriching the lives of our citizens through the power and inspiration of art.

Signed and sealed this 15<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk of Council



CITY OF CHARLOTTESVILLE



*Proclamation*

University Baptist Church  
125<sup>th</sup> Anniversary

**WHEREAS** The history of University Baptist Church began when a large group of former members of the Charlottesville Baptist Church met at the Levy Opera House on October 4, 1900 for the purpose of organizing a new Baptist church to form the High Street Baptist Church; and

**WHEREAS** The members of the High Street Baptist Church voted in 1926 to relocate to 1223 West Main Street as University Baptist Church to better minister to the students and faculty of the University of Virginia; and

**WHEREAS** The cornerstone of University Baptist Church was laid on September 5, 1928, with the building being dedicated on August 11, 1929, just months before the stock market crash that began the Great Depression; and

**WHEREAS** The University Baptist Church building was sold and padlocked at foreclosure in December 1937, forcing the congregation to meet elsewhere; and

**WHEREAS** The congregation repurchased the building, following an intensive fundraising campaign led by Dr. Cecil Cook with services resuming in April 1939, thus demonstrating that a church is much more than just a building; and

**WHEREAS** University Baptist Church has continuously ministered to the University of Virginia and Charlottesville Community in the years since;

**NOW, THEREFORE, BE IT PROCLAIMED** that the Charlottesville City Council recognizes and celebrates the 125th anniversary of University Baptist Church and the contributions of its members in service to Charlottesville and The University of Virginia.

Signed and sealed this 15<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk of Council

# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Resolution to Appropriate Grant Funds from the Anne and Gene Worrell Foundation for the C.A.Y.I.P. (Community Attention Youth Internship Program) in the amount of \$42,480 (2nd reading)</b>
<b>Staff Contact(s):</b>	Hunter Smith, Human Services Planner
<b>Presenter:</b>	<b>Misty Graves, Director of Human Services</b>
<b>Date of Proposed Action:</b>	September 15, 2025

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### Issue

Request for Council appropriation of grant funds secured from the Anne and Gene Worrell Foundation for the C.A.Y.I.P. (Community Attention Youth Internship Program) in the amount of \$42,480.

### Background / Rule

Through its annual budget, the Charlottesville City Council supports city residents aged 14-21 to participate in the Department of Human Services's competitive internship program C.A.Y.I.P. (Community Attention Youth Internship Program). C.A.Y.I.P. allows youth in our area to gain critical employment skills and explore areas of interest. To support this program, the Department often seeks out grant funding. Specifically, in this case, funding was sought to help youth from our surrounding counties participate.

### Analysis

Established in 1986, the Anne & Gene Worrell Foundation (<https://www.agworrellfoundation.org/>) focuses on supporting initiatives that align with its mission to cultivate communities and ecosystems within specific geographic areas of the Commonwealth. The Foundation works, by invitation, with partners to sustain and expand programs and strategies that provide essential services to people experiencing poverty, and to create opportunities to increase their economic mobility in several areas, including education, specifically support programs for K-12 students.

Human Services was invited to apply and has been awarded funds to support students who do not reside within the City limits to participate in C.A.Y.I.P. Staff requested this support specifically since youth in our community often reside in the City and may need to move to a surrounding county due to our housing costs and availability. This funding will allow the Department to invite those youths, and others, to either (1) continue their C.A.Y.I.P. journey for a second year despite having moved out of the City with their parents or guardians or (2) apply for this unique opportunity even though they do live in an outlying county. Further, this work will add a range of site partners who may wish to host a C.A.Y.I.P. intern in their area, and that will also provide more opportunities to our interns for work that may spark their interest.

### Financial Impact

There is no impact to the general fund associated with this grant.

### Recommendation

Staff recommends that the City Council appropriate funds as written.

### Recommended Motion (if Applicable)

**Attachments**

1. 2025 Anne and Gene Worrell Foundation Appropriation\_Aug2025



**RESOLUTION #R-\_\_ - \_\_**  
**RESOLUTION TO APPROPRIATE ANNE AND GENE WORREL FOUNDATION**  
**AWARD OF \$42,480 TO HUMAN SERVICES COMMUNITY ATTENTION YOUTH**  
**INTERNSHIP PROGRAM (C.A.Y.I.P.)**

**WHEREAS**, the City of Charlottesville Department of Human Services has been awarded \$42,480 from the Anne and Gene Worrell Foundation.

**WHEREAS**, the funds will be used to support C.A.Y.I.P., a program operated by the Department of Human Services. The grant award covers the period from January 1<sup>st</sup>, 2025 through December 31<sup>st</sup>, 2025.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that the sum of \$43,480 is hereby appropriated in the following manner:

**Revenue – \$42,480**

\$42,480      Fund: 213      Cost Center: 3413003000      G/L Account: 451020

**Expenditures - \$42,480**

\$42,480      Fund: 213      Cost Center: 3413003000      G/L Account: 530450

**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon the receipt of \$42,480 from the Anne and Gene Worrell Foundation.

Date Adopted:

Certified: \_\_\_\_\_  
Clerk of Council

# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Resolution to appropriate Virginia Juvenile Community Crime Control Act Grant (VJCCCA) - \$452,704 (2nd reading)</b>
<b>Staff Contact(s):</b>	Reginald Allen, Human Services Planner, Hunter Smith, Human Services Planner
<b>Presenter:</b>	<b>Misty Graves, Director of Human Services</b>
<b>Date of Proposed Action:</b>	September 15, 2025

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### Issue

This funding stream was established by the 1995 Virginia General Assembly to create balanced, community-based systems of sanctions, programs and services for juvenile offenders.

### Background / Rule

In July 2010, the City of Charlottesville became the fiscal agent for the Virginia Juvenile Community Crime Control Act (VJCCCA) funds for both Charlottesville and Albemarle County. This funding stream was established by the 1995 Virginia General Assembly to create balanced, community-based systems of sanctions, programs and services for juvenile offenders. These funds are used to support the Community Attention programs. In Fiscal Year 2026 \$292,058 in VJCCCA funds will be received from the Virginia Department of Juvenile Justice with a required local maintenance of effort of \$52,231 from Albemarle County, and \$108,415 from the City for a total of \$452,704. The grant period is from July 1, 2025 through June 30, 2026.

### Analysis

The VJCCCA grant funds the delinquency prevention and youth development services provided by Community Attention for Charlottesville/Albemarle youth involved in the juvenile justice system. These services include the following programs: the Teens GIVE service learning program that provides community service opportunities during both the school year and the summer; the Community Supervision Program that provides pro-social skills training like anger management, individual and group services and case management services for youth on electronic monitoring; the Family Based Intervention Program which provides evidence-based, and family centered intervention programs.

### Financial Impact

The funds will be expensed and reimbursed to the VJCCCA Fund. The required General Fund City contribution has already been appropriated as part of the Fiscal Year 2026 Council Adopted Budget so no new funds are required to cover the match.

### Recommendation

Staff recommends approval and appropriation of funds.

### Recommended Motion (if Applicable)

### Attachments

1. FY26 VJCCCA Resolution (final)



**RESOLUTION #R-\_\_-\_\_**  
**TO APPROPRIATE VIRGINIA JUVENILE COMMUNITY CRIME**  
**CONTROL ACT (VJCCCA) GRANT IN THE AMOUNT OF \$292,058 TO**  
**THE DEPARTMENT OF HUMAN SERVICES**

**WHEREAS** the City of Charlottesville has been awarded a Virginia Juvenile Community Crime Control Act Grant in the amount of \$292,058 from the Virginia Department of Juvenile Justice; and

**WHEREAS** this grant requires local maintenance of effort funds in the amount of \$52,231 from Albemarle County and \$108,415 from the City; and

**WHEREAS** the grant award covers the period from July 1, 2025, through June 30, 2026.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Charlottesville, that upon receipt of the sum of \$292,058 from the Commonwealth of Virginia, that sum is hereby appropriated in the following manner:

**Revenue – \$452,704**

\$292,058	Fund: 220	Cost Center: 3523001000	G/L Account: 430080
\$52,231	Fund: 220	Cost Center: 3523001000	G/L Account: 432030
\$108,415	Fund: 220	Cost Center: 3523001000	G/L Account: 498010

**Expenditures - \$452,704**

\$103,704	Fund: 220	Cost Center: 3523001000	G/L Account: 519999
\$349,000	Fund: 220	Cost Center: 3523001000	G/L Account: 599991

Date Introduced:

Date Adopted:

Certified:

\_\_\_\_\_  
Clerk of Council

# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Resolution to appropriate Virginia State Police FY 26 HEAT Equipment Reimbursement Funding - \$10,000 (2nd reading)</b>
<b>Staff Contact(s):</b>	Holly Bittle, Management Analyst III
<b>Presenter:</b>	<b>Michael Kochis, Police Chief</b>
<b>Date of Proposed Action:</b>	September 15, 2025

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### Issue

The Virginia Department of State Police's Help Eliminate Auto Theft ("HEAT") Program reimburses Virginia law enforcement agencies for equipment, training, software, or recurring costs to combat the theft of vehicles and vehicle parts in their respective jurisdictions. The Charlottesville Police Department ("CPD") was awarded \$10,000.00 for FY 2026 through the HEAT program to reimburse the City for its annual subscription fees and training expenses for additional detectives on the BERLA system. The BERLA system, along with other interventions, is expected to continue to help CPD to reduce the number of vehicle thefts in calendar years 2025 and 2026.

### Background / Rule

The BERLA system gives CPD the ability to perform forensic downloads from stolen vehicle computer systems to collect detailed evidence to more effectively prosecute stolen vehicle cases. CPD had seen an increase in motor vehicle thefts over the past several years. In calendar years 2022 and 2023, vehicle thefts totaled 168 and 172, respectively. In 2024, that number dropped dramatically - down to 125 - after funding from the Virginia Department of State Police's HEAT Program allowed CPD to implement the BERLA system. In 2025, CPD continues to use its updated BERLA system and trained an additional detective on how to use the system with funds from the FY 2025 Virginia State Police's HEAT Program. With continued funding from the FY 2026 Virginia State Police HEAT Program for the BERLA system's annual fees and training for additional detectives, auto thefts are forecast to decrease to approximately 80 stolen vehicles for calendar year 2025.

### Analysis

Appropriation of these funds are expected to help CPD continue to reduce the number of vehicle thefts by allowing CPD to train additional detectives to use the BERLA system and to pay for the BERLA system annual fees outside of its annual FY 2026 appropriated General Fund operating budget.

### Financial Impact

This will not impact the General Fund. No matching funds are required.

### Recommendation

Staff recommends approval and appropriation of this funding.

### Recommended Motion (if Applicable)

### Attachments

1. Resolution VA State Police FY 26 HEAT Equipment Funding

**RESOLUTION APPROPRIATING FUNDS FOR  
FY 2026 HELP ELIMINATE AUTO THEFT (HEAT)  
EQUIPMENT REIMBURSEMENT PROGRAM  
\$10,000.00**

**WHEREAS**, the City of Charlottesville, through the Police Department, has received a grant from the Virginia Department of State Police's Help Eliminate Auto Theft (HEAT) Program in the amount of \$10,000.00 to be used for sending investigators and/or officers who investigate auto theft-related crimes to training for the BERLA Toolkit and to pay the FY 2026 annual fees for the BERLA Toolkit.

**WHEREAS**, the grant award covers the period of July 1, 2025, through May 31, 2026.

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that a total of \$10,000.00 be appropriated in the following manner

**Revenues     \$10,000.00**

Fund: 209    IO:1900612    CC3101005000       \$10,000.00    GL:430110    State Grant

**Expenditures       \$10,000.00**

Fund: 209    IO:1900612    CC3101005000    \$5,000.00    GL:530210    Education/Training

Fund: 209    IO:1900612    CC3101005000    \$5,000.00    GL:530260    Software Lic/Maint.; and

**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon receipt of the \$10,000.00 from the Virginia Department of State Police.

Approved by Council  
September 2, 2025

\_\_\_\_\_  
Kyna Thomas, MMC  
Clerk of Council

**Aye    No**

Oschrin	—	—
Payne	—	—
Pinkston	—	—
Snook	—	—
Wade	—	—



# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Resolution to Appropriate \$25,680 from the Virginia Department of Criminal Justice Services 2026 JAG Law Enforcement Equipment Grant (2nd reading)</b>
<b>Staff Contact(s):</b>	Holly Bittle, Management Analyst III
<b>Presenter:</b>	<b>Michael Kochis, Police Chief</b>
<b>Date of Proposed Action:</b>	September 15, 2025

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### Issue

The Virginia Department of Criminal Justice Services ("VDCJS") awarded the City of Charlottesville's Police Department \$73,799 as part of the FY 2026 Byrne/JAG Program Law Enforcement Equipment Grant Program. The Charlottesville Police Department ("CPD") recommends the appropriation of \$25,680.00 to purchase eight (8) new high-performance desktop computers for the General Investigation Bureau ("GIB") to be utilized for cell phone and other electronic extractions pursuant to search warrants and court orders for local criminal investigations.

### Background / Rule

The digital data obtained for police investigations increasingly provides critical evidence for criminal prosecution. To efficiently search through the vast amounts of forensic data gathered over the course of each investigation, the Police Department's GIB detectives need higher-performance computers with more RAM and faster processors to reduce the number of work hours needed to review the ever-increasing amounts of digital evidence handled by the GIB. This will allow detectives to focus on solving crime and serving the community.

### Analysis

Appropriation of these funds will provide the CPD's GIB detectives with better tools to review the ever-increasing amounts of digital evidence without using funds from its annual FY 2026 appropriated General Fund operating budget. The eight (8) high-performance desktop computers will replace current laptops for eight (8) detectives and will be added to the City's Information Technology's ("IT") standard computer replacement schedule. IT has been included in the planning process for this Project.

### Financial Impact

This will not impact the Police Department's FY 2026 appropriated General Fund operating budget. The twenty-five percent (25%) match required by the Grant will come from existing funds from the Virginia Forfeited Asset Sharing Program, totaling \$6,420.00. The VDCJS Grant funds will provide the remaining \$19,260.00, resulting in a total appropriation of \$25,680.00.

The eight (8) high-performance desktop computers will be added to the City's IT standard computer replacement schedule.

### Recommendation

City Staff recommends adoption of the attached Resolution approving and appropriating this VDCJS Grant funding.

### Recommended Motion (if Applicable)

"I make a Motion to adopt the attached Resolution approving and appropriating this VDCJS Grant funding."

**Attachments**

1. Resolution - Virginia 2026 DCJS JAG LE Equipment Grant

**RESOLUTION APPROPRIATING FUNDS FOR  
VIRGINIA DEPARTMENT OF CRIMINAL JUSTICE SERVICES FY 2026  
BYRNE/JAG PROGRAM - LAW ENFORCEMENT EQUIPMENT  
AWARD #: 551190  
\$25,680.00**

**WHEREAS**, the Virginia Department of Criminal Justice Services (“VDCJS”) awarded a grant to the City’s Police Department, through the FY 2026 Byrne/JAG Program - Law Enforcement Equipment Grant Program to procure and deploy eight (8) new high-performance desktop computers to replace the General Investigation Bureau (“GIB”) detectives' less efficient laptops; and

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that a total of \$25,680.00 be appropriated in the following manner:

**Revenues      \$25,680.00**

\$19,260.00	Fund: 209	Internal Order 1900605	G/L Account: 431110
\$6,420.00	Fund: 209	Internal Order 1900605	G/L Account: 561209

**Expenditures      \$25,680.00**

\$25,680.00	Fund: 209	Internal Order 1900605	G/L Account: 520900; and
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**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon the reimbursement of funds or goods as supplied from the VDCJS FY 2026 Byrne/JAG Program - Law Enforcement Equipment Grant Program for seventy-five percent (75%) of the total cost and the use of Virginia Forfeited Asset Sharing Program funds for twenty-five percent (25%) of the total cost.

Approved by Council  
September 2, 2025

\_\_\_\_\_  
Kyna Thomas, MMC  
Clerk of Council

**Aye      No**

Oschrin	—	—
Payne	—	—
Pinkston	—	—
Snook	—	—
Wade	—	—

# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Resolution Appropriating Charlottesville/Albemarle Adult Recovery Court Grant Award in the amount of \$240,000 (1 of 2 readings)</b>
<b>Staff Contact(s):</b>	Taylor Harvey-Ryan, Grants Program Manager
<b>Presenter:</b>	<b>Christie Cash</b>
<b>Date of Proposed Action:</b>	September 15, 2025

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### Issue

The City of Charlottesville on behalf of the Charlottesville/ Albemarle Adult Recovery Court, has received a grant from the Supreme Court of Virginia in the amount of \$240,000 to support the operations of the recovery court program operated by OAR.

### Background / Rule

The City of Charlottesville, on behalf of the Charlottesville/Albemarle Adult Recovery Court, has received a Supreme Court of Virginia Recovery Court Grant in the amount of \$240,000 for operations of the recovery court program, which is operated by Offender Aid and Restoration (OAR). The City of Charlottesville serves as fiscal agent for the Supreme Court of Virginia Recovery Court Docket Grant.

### Analysis

In its twenty-eighth year of operation, the Charlottesville/Albemarle Adult Recovery Court is a supervised 12-month drug treatment program that serves as an alternative to incarceration for offenders. Recovery Court is a specialized docket within the existing structure of the court system given the responsibility to handle cases involving non-violent adult felony offenders with moderate to severe substance-use disorders. The program uses the power of the court to assist non-violent offenders to achieve recovery through a collaborative system of intensive supervision, drug testing, substance abuse treatment, and regular court appearances.

The total program budget is \$395,446 and includes three funding sources:

- Supreme Court of VA - \$240,000
- City of Charlottesville: \$94,473, which has already been appropriated
- Albemarle County: \$60,973, which has already been appropriated

This program provides support for persons interacting with the legal or criminal justice system and the City of Charlottesville's priority Safety/Criminal Justice. Recovery Court directly affects the community by reducing recidivism among Recovery Court participants and graduates. Additionally, Recovery Court mitigates risk by reducing drug and alcohol use among program participants and graduates. Reduction of drug and alcohol use fosters participant rehabilitation, public safety, and participant accountability; all of which are factors in helping the community achieve its stated goals. Reduced recidivism results in reduced public cost associated with re-arrest and incarceration, a

reduction in potential victims of crime, and overall enhanced quality of life for community residents. As the writers of the Adult Drug Court Best Practice Standards state, “Drug Courts improve communities by successfully getting justice-involved individuals clean and sober, stopping drug-related crime, reuniting broken families, ... and preventing impaired driving”. Not only is Recovery Court an effective agent of change, it is an extremely cost-effective approach. Numerous meta-analyses have concluded that Recovery Courts produce an average return on investment of \$2 to \$4 for every \$1 invested. Because of the above, ensuring that the 28-year-old Recovery Court program remains available to residents of the City of Charlottesville and Albemarle County will help the community achieve its goals.

The Recovery Court is a direct service provider and is engaged daily with non-violent criminal offenders with drug-driven crimes who are at a high level of risk for re-offending due to active addictions and long-standing patterns of criminal behavior. By collaborating with the Court system, Region Ten Community Services Board, Addiction Allies, and the Sheriff’s department, the Recovery Court provides these offenders with a highly structured, rigorously supervised system of treatment and criminal case processing that results in a significant reduction in recidivism rates for program participants and graduates. Participants gain access to the Recovery Court through referrals from police, probation, magistrates, defense attorneys and other local stakeholders. Participants have active criminal cases pending in the Circuit Court. If they successfully complete the program, which takes a minimum of 12 months, participants may have their pending charges reduced or dismissed. If participants are unsuccessful and have to be terminated from the program, they return to court to face their original charges. Successful Recovery Court participants return the community’s investment in them by maintaining full-time, tax-paying employment, providing for and taking care of their children and families, including paying off back child support, behaving as good role models in the community, and supporting the recovery community in Charlottesville.

### **Financial Impact**

No additional City funding is required as the City’s match for this grant, \$94,473, was appropriated as part of the FY 2026 Council Approved Budget as part of the City’s contribution to Offender Aid and Restoration.

### **Recommendation**

Staff recommends the adoption of the attached resolution to appropriate the \$240,000 from the Supreme Court of Virginia.

### **Recommended Motion (if Applicable)**

I move to appropriate \$240,000 from the Supreme Court of Virginia as indicated in the attached resolution.

### **Attachments**

1. Resolution- Adult Recovery Court

**APPROPRIATION**  
**Charlottesville/Albemarle Adult Recovery Court Grant Award**  
**\$240,000**

**WHEREAS**, the Supreme Court of Virginia awarded the Supreme Court of Virginia Recovery Court Docket Grant in the amount of \$240,000 for the Charlottesville/Albemarle Recovery Court in order to fund salaries, benefits, and operating expenses; and

**WHEREAS**, the City of Charlottesville serves as the fiscal agent for this grant program; and

**WHEREAS**, the City of Charlottesville and Albemarle County both have dedicated local matches to this grant, totaling \$155,446; and

**WHEREAS**, the grant award covers the period July 1, 2025 through June 30, 2026.

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that the sum of \$240,000, received as a grant from the Supreme Court of Virginia, is hereby appropriated in the following manner:

**Revenues**

\$240,000      Fund: 209      Internal Order: 1900613      G/L Account: 430120

**Expenditures**

\$240,000      Fund: 209      Internal Order: 1900613      G/L Account: 530550

**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon the receipt of \$240,000 from the Supreme Court of Virginia.

# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Resolution to Appropriate the Victim Witness Grant - \$299,672 (1 of 2 readings)</b>
<b>Staff Contact(s):</b>	Taylor Harvey-Ryan, Grants Program Manager
<b>Presenter:</b>	<b>Pat O'Donnell, Director Victim and Witness Assistance Program</b>
<b>Date of Proposed Action:</b>	September 15, 2025

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### Issue

The City of Charlottesville, through the Commonwealth's Attorney's Office, has received the Victim Witness Program Grant from the Virginia Department of Criminal Justice Services in the amount of \$107,446.00 in Federal Funds; \$128,700.00 in State General Funds; and a supplemental \$63,526.00 from the Commonwealth Attorney's operating budget for a total award of \$299,672.00.

### Background / Rule

The victim's rights movement began in the 1970's as a result of victims being re-victimized by the criminal justice process. Victims had difficulty navigating the complexities of the criminal justice system and no voice or recourse when their cases were continued or pled out without their knowledge or consent. Prosecutors did not have the time or skills to respond to victims traumatized by this process. To proceed with their case, prosecutors recognized that many victims would need more services than the prosecutor's office could provide. In response to this need, the federal Victims of Crime Act was passed in 1984, and funds became available through the Virginia Department of Criminal Justice to respond to the needs of victims.

### Analysis

The Charlottesville Victim/Witness Assistance Program was established in 1989 to meet the needs of victims of crimes in Charlottesville. This program is one of more than 100 such programs in the state that provides crisis intervention and advocacy; information and support during and after criminal justice proceedings; access to compensation and restitution; referrals to local community agencies; and ensures victims are afforded their rights as outlined in Virginia's Crime Victim and Witness Rights Act. The program also provides training to law enforcement and allied agencies on victim issues. It regularly serves more than 1,000 victims and witnesses each year.

### Financial Impact

The grant requires a City match of \$63,526 and will be covered using funds previously appropriated as part of the Commonwealth Attorney's Office Fiscal Year 2026 Adopted Budget. The Victim Witness Assistance Program Grant is renewed annually, and the funds will be received and expensed in the grants fund.

### Recommendation

Staff recommend approval and appropriation of grant funds.

### Recommended Motion (if Applicable)

### Attachments

1. Victim Witness Grant - 2025



**RESOLUTION APPROPRIATING FUNDS FOR  
THE CHARLOTTESVILLE VICTIM WITNESS ASSISTANCE PROGRAM IN THE  
AMOUNT OF \$299,672.00**

**WHEREAS**, the City of Charlottesville (“City”), through the Commonwealth Attorney’s Office, has received the Victim Witness Program Grant from the Virginia Department of Criminal Justice Services in the amount of \$107,446.00 in federal funds and \$128,700.00 in state general funds for a combined \$236,146.00; and

**WHEREAS** the City is providing a supplement in the amount of \$63,526.00, the source of which is the Commonwealth’s Attorney’s operating budget.

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that a total of \$299,672.00 is hereby appropriated in the following manner:

**Revenues      \$299,672.00**

\$128,700.00	Fund: 209	Cost Center: 1414001000	G/L Account: 430110
\$107,446.00	Fund: 209	Cost Center: 1414001000	G/L Account: 430120
\$63,526.00	Fund: 209	Cost Center: 1414001000	G/L Account: 498010

**Expenditures \$299,672.00**

\$282,195.00	Fund: 209	Cost Center: 1414001000	G/L Account: 519999
\$17,477.00	Fund: 209	Cost Center: 1414001000	G/L Account: 599999

**Transfer**

\$63,526.00	Fund: 105	Cost Center: 1401001000	G/L Account: 561209
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**BE IT FURTHER RESOLVED**, that this appropriation is conditioned upon the receipt of \$236,146.00 from the Virginia Department of Criminal Justice Services.

Approved by Council  
October 6, 2025

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Kyna Thomas, MMC  
Clerk of Council

# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Resolution to appropriate funding from the Virginia Department of Housing and Community Development, Housing Opportunities for Persons with AIDS/HIV (HOPWA) Grant 25-HOPWA-303 in the amount of \$392,582 (1 of 2 readings)</b>
<b>Staff Contact(s):</b>	Taylor Harvey-Ryan, Grants Program Manager
<b>Presenter:</b>	<b>Taylor Harvey-Ryan, Grants Program Manager</b>
<b>Date of Proposed Action:</b>	September 15, 2025

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### Issue

The City of Charlottesville has been awarded a HOPWA grant in the amount of \$392,582 from the DHCD.

### Background / Rule

The Office of Budget and Grants Management in coordination with the Blue Ridge Area Coalition on Homelessness (BRACH), applied for and received a grant from the Virginia Department of Housing and Community Development. The Housing Opportunities for People with AIDS/H.I.V. (H.O.P.W.A.) award is \$392,582 for July 1, 2024 – March 31, 2026.

### Analysis

The City of Charlottesville has staff from Human Services and the Office of Budget and Grants Management serving on the BRACH Board. H.O.P.W.A., is an important resource in our community's efforts to end homelessness. The grant provides services in four key areas in addition to Administration:

1. Tenant-Based Rental Assistance (T.B.R.A.): The Blue Ridge Health Department (B.R.H.D.) partners with The Haven to provide T.B.R.A. to eligible participants. The B.R.H.D. screens participants for eligibility and inspects the proposed property to ensure that it meets H.U.D. requirements. Upon successful screening, The Haven contacts the landlord to arrange monthly rent payment, similar to rapid re-housing.
2. Short-term Rental, Mortgage and Utility Assistance: B.R.H.D. screens eligible participants for short-term assistance including emergency utility payments to avoid shut off.
3. Supportive Services: B.R.H.D. provides supportive services including crisis intervention, case management and service referrals.
4. Homeless Management Information System(H.M.I.S.): The City of Charlottesville as the award recipient will ensure that H.M.I.S. data is complete through an agreement with B.R.A.C.H. to have the Executive Director ensure data quality. Our Continuum of Care (C.O.C.) has a well-populated database for individuals experiencing homelessness. HMIS collaboration provides real-time monitoring of the needs and progress of individuals and households facing homelessness. Collaborative use of H.M.I.S. among B.R.A.C.H. C.o.C. Service Providers expedites communication and reduces the need to interface disparate documentation systems.
5. Administration: The City of Charlottesville as the award recipient, is eligible for an administrative fee up to seven (7) percent of the total award. Staff proposes that we pass these dollars through to B.R.A.C.H, B.R.H.D. and The Haven to support the supervision of assigned staff.

This grant advances the City of Charlottesville's 2023 City Council Strategic Plan Framework "to be a

place where everyone thrives". More specifically, this grant advances the strategic outcome area, Housing, which indicates "Charlottesville defines access to liveable housing as a human right and works to ensure housing choices and mobility are provided for all who seek it through the implementation of the Affordable Housing Plan". The HOPWA funds provided by the Virginia Department of Housing and Community Development provides access to housing supports and services to assist individuals with HIV/AIDS with maintaining housing.

**Financial Impact**

There is no budgetary impact to the City of Charlottesville as this grant is entirely federal pass-through funds and no local match is required. All funds will be distributed to sub-recipients for service provision.

**Recommendation**

Staff recommends the acceptance of the FY25 HOPWA grant award and approval of the resolution to appropriate the HOPWA funds.

**Recommended Motion (if Applicable)**

I move to approve the resolution as presented to appropriate the FY2025 HOPWA grant funds in the amount of \$392,582.

**Attachments**

1. FY25 HOPWA Resolution

**RESOLUTION APPROPRIATING FUNDS**  
**Housing Opportunities for Persons with AIDS/HIV (HOPWA) Grant**  
**\$392,582**

**WHEREAS,** The City of Charlottesville, through the Office of Budget and Grants Management, has received the H.O.P.W.A. grant from the Virginia Department of Housing and Community Development in the amount of \$392,582;

**WHEREAS,** the City of Charlottesville serves as the fiscal agent for this grant program; and

**WHEREAS,** the grant award covers the period July 1, 2024 through March 31, 2026.

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that the sum of \$392,352 us hereby appropriated in the following manner:

**Revenues**

\$392,582      Fund: 209      Internal Order: 1900614      G/L Account: 430120

**Expenditures**

\$392,582      Fund: 209      Internal Order: 1900614      G/L Account: 530550

**BE IT FURTHER RESOLVED,** that this appropriation is conditioned upon the receipt of \$392,582 from the Virginia Department of Housing and Community Development.

Approved by Council  
October 6, 2025

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Kyna Thomas, MMC  
Clerk of Council



# **City Manager's Report**

## *City Departments*

9-15-2025

### **City Manager – Sam Sanders (he/him)**

- September 4: Held an onboarding session with John Oprandy, the City's new Emergency Management Coordinator.
- September 5: Met with Wendy Horton, outgoing Chief Executive Officer for UVA Health. We discussed multiple opportunities to continue collaborating with the health system despite the leadership transitions.
- September 8: Attended the UVA Building & Grounds Committee Meeting preview with leadership.
- September 9: Attended the CHO Airport Authority Meeting where we heard about the efforts to continue development on the west end of the airport.
  - All vacancies were recently filled.
  - The new onsite fuel project is scheduled for opening in February to effectively double fuel storage.
  - Top leadership recently had an engagement session at UVA to extend conversations related to high usage and coordination for larger, more regular aircraft generated by university activity in the area.
  - Baggage belts for the baggage claim area have been replaced, in addition to recent IT upgrades.
- September 9: Connected with Albemarle County Executive, Jeff Richardson for our monthly meeting.
- September 10: Participated in the Neighborhood Development Services (NDS) Staff Retreat & Fun Day at Tonsler Park. Thank you to the NDS team for your commitment to planning, zoning, and visioning for the City.
- Reminder: the Central Water Line community information meeting will be held on September 16 from 5:00-6:30 PM at Carver Recreation Center.

### **Deputy City Manager for Social Equity – Ashley Reynolds Marshall (she/her)**

- Community Wellbeing Report: We are thrilled to announce the public launch of our first Community Wellbeing Report. Created by the UVA Center for Partnerships, the Wellbeing Profile shows data on measures related to well-being in our community. Further, there are reports about the well-being in Albemarle County and a combined City/County report. The team at UVA used the American Human Development Index as a framework, and the report looks at how to increase well-being and demographics, public health, education, economic mobility, and housing. The report was introduced on NBC29, and Deputy City Manager (DCM) Marshall discussed the education piece on August 27, 2025. The Community can find the reports at:  
<https://communitypartnerships.virginia.edu/research/albemarle-and-charlottesville-community-wellbeing-profiles>.
- Community Engagement: On August 27, 2025, DCM Marshall participated in discussions with community nonprofits focused on our unsheltered population.

Participating nonprofits included BRACH, PACEM, and the Salvation Army. She also met with the new head of the Salvation Army, Major Donald Wilson, on September 3, 2025.

- State Engagement: DCM Marshall was invited to participate as the local government representative in the Virginia Opioid Abatement Authority's interview process to secure a "Local Government Liaison" staff member to serve the Central Virginia area, which includes the City of Charlottesville, on September 5.

#### **Utilities – Director Lauren Hildebrand (she/her)**

- The Department of Utilities takes its responsibilities to inform and educate the community on natural gas safety procedures seriously. We want everyone to be aware of how to detect a gas leak, understand the actions to take if a leak is suspected, and to always follow proper safe digging practices with Virginia 811. As part of our comprehensive Public Gas Safety Awareness Plan, our annual scratch-n-sniff Pipeline Gas Safety & You flyer will be sent in the upcoming billing cycle to all customers who receive a paper utility bill. For customers signed up to receive paperless billing, an electronic version of the flyer is featured in our September e-newsletter, with the option for those customers to contact Utilities to receive a scratch-n-sniff card and the ability to smell the rotten egg-like odor associated with natural gas. By working together, we can make the Charlottesville community a safer place to call home. For more information on gas safety, please visit [www.charlottesville.gov/gassafety](http://www.charlottesville.gov/gassafety).
- The Department of Utilities is excited to announce that the Energy-Saving Trees Program is back for the fall! Marking the program's second fall offering, and sixth overall program opportunity, customers in the City of Charlottesville can continue its tree-mendous success this October by adding to the more than 1000 Energy-Saving Trees already planted in Charlottesville. The Energy-Saving Trees Program provides free trees to residents to help them conserve energy and reduce energy bills through strategic planting on their property, providing benefits to individual households as well as the broader community. Tree reservations open Monday, October 6, 2025. For more information on the Energy-Saving Trees Program and to sign up for program notifications, please visit [www.arboday.org/charlottesville](http://www.arboday.org/charlottesville).

#### **Human Services – Director Misty Graves (she/her)**

- The Department of Human Services Director, Misty Graves, along with colleagues at Home to Hope, Charlottesville Police Department, the Commonwealth's Attorney's office, and the Legal Aid Justice Center have been accepted to participate in the 2025 Results for America (RFA) Solutions Sprint, titled Diversion Done Right: How to Implement, Fund, and Sustain an Effective

Program for Safer Communities Solutions Sprint. Alongside RFA's partners, the Vera Institute of Justice's Reshaping Prosecution Initiative, will teach participants how to design, implement, and strengthen evidence-based diversion programs in our community.

- Youth Opportunity Coordinator, Juanika Howard, launched their new reading program at Summit Elementary this week. Ms. Howard recruited volunteers, many of whom are retired educators, to support attaining reading levels for students.

### **Parks & Recreation – Director Riaan Anthony (he/him)**

- We are proud to share that Parks & Recreation recently received several recognitions in the annual Best of C-Ville contest:
  - Best Arts & Crafts Classes: Runner-Up
  - Best After-School Activities: Finalist
  - Best Kids Park: Winner (Pen Park), Finalists (Forest Hills, Greenleaf)
  - Best Golf Course: Winner (Meadowcreek)
  - Best Walking/Hiking Park: Finalists (Ragged Mountain, Riverview)
  - Best Mountain Biking Park: Winner (Ragged Mountain)
- Save the Dates – Upcoming Events
  - October 25: Downtown Safe Halloween, Ting Pavilion
  - October 25: Fall Scramble, Meadowcreek Golf Course
  - November 17: Winter Programs registration opens, Trails & Greenways
- Project & Program Updates
  - A public input meeting for a new park property in The Meadows was held on August 26, with 20 community members in attendance.
  - The Washington Park ramp project has been delayed due to a survey issue related to the lower retaining wall.
  - General programming's new session of classes—including art and gymnastics—started this week. Spaces are still available for School Day Out camps and Winter Break camps for school-aged youth.
  - Youth Basketball registration is now open, including a new opportunity for middle school girls to work with HER Sports through our newest partnership.
  - The 2025 season of Farmers in the Park concluded last week. We look forward to the Holiday Market beginning in November. City Market staff, led by Justin McKenzie, presented to the Food Justice Network last week. We are proud that 66% of City Market vendors are women, and 24% self-identify as BIPOC.



# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Public Hearing and Resolution to Approve Exercise of Eminent Domain for the Acquisition of Right-of-Way and Easements in Service to the East High Streetscape</b>
<b>Staff Contact(s):</b>	Glenn Lee Cooper, Transportation Project Manager, Michael Goddard, Deputy Director
<b>Presenter:</b>	<b>Glenn Lee Cooper, Transportation Project Manager</b>
<b>Date of Proposed Action:</b>	September 15, 2025

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### Issue

The city's right-of-way acquisition consultant has been successful in acquiring right-of-way and easements from 23 of the 26 property owners impacted by the project. The city's consultant has been unable to reach agreement with and recommends eminent domain in order to allow utility relocations to take place in advance of the road improvement project.

### Background / Rule

Hold a public hearing and authorize the exercise of eminent domain for the acquisition of right-of-way and a temporary construction easement for the East High Streetscape Project, including the filing of certificates of deposit, so that utility relocations and construction may begin prior to the commencement of eminent domain proceedings.

### Analysis

If the city proceeds with eminent domain, a certificate of deposit will be filed with the court, which will allow the city to enter and use the right-of-way and easements, so the project can proceed without delay. The city will then be obligated to purchase the right-of-way and a temporary construction easement from the property owner as identified on the accompanying power point presentation. Sufficient funds are available in the budget to pay the anticipated condemnation costs.

### Financial Impact

By implementing the eminent domain process, the project can move towards construction without further delays and impacting construction timeframes and budget.

### Recommendation

Staff recommends that Council authorize the exercise of eminent domain, including the filing of certificate of deposit, for the acquisition of right of-way and easements for the East High Streetscape Project.

### Recommended Motion (if Applicable)

Motion to approve this measure and approve eminent domain after public hearing.

### Attachments

1. easthighstreetcondemnationresolution
2. Project COT Presentation 91525

**A RESOLUTION AUTHORIZING THE ACQUISITION FOR PUBLIC PURPOSES BY  
PURCHASE OR CONDEMNATION OF REAL PROPERTY FOR THE EAST HIGH  
STREETSCAPE PROJECT**

**WHEREAS**, the City of Charlottesville, Virginia (“City”), has obtained approval to construct the East High Streetscape Project within the City that will provide intersection improvements along with sidewalk improvements for its citizens (“Projects”); and

**WHEREAS**, providing safe roadways and pedestrian access is a public purpose for which the City is authorized to enter upon and take possession of property before the conclusion of condemnation proceedings, including the procedures in Chapter 3, § 25.1-300 *et seq.*, of Title 25.1 of the Code of Virginia, 1950, as amended (“Virginia Code”); and

**WHEREAS**, pursuant to Virginia Code §§ 15.2-1901, 15.2-1901.1, 15.2-1902, 15.2-1903, and 15.2-1904, the City is authorized to acquire by condemnation necessary land to permit the construction and maintenance of the proposed road improvement to provide safer roadways to City residents, and the City is vested with the power of eminent domain for the acquisition of land for the purposes of such public use; and

**WHEREAS**, the City Council of the City of Charlottesville, Virginia (“City Council”), finds that it is necessary to obtain certain properties, listed and attached hereto as Exhibit “A” (“Properties”), which are in the City, to be used for the construction of the Projects; and

**WHEREAS**, the City has made a *bona fide* but ineffectual effort to purchase the Properties from the owner of the Properties (“Owners”) hereto attached as Exhibit “A,” having previously established the just compensation therefor and having promptly offered in writing to pay the same to the Owners, which offer was rejected; and

**WHEREAS**, the City has made every reasonable effort to acquire the Properties by negotiation; and

**WHEREAS**, a Public Hearing on the subject matter of this Resolution was duly held on September 15, 2025, as required by Virginia Code §§ 15.2-1903 and -1905(C), at which City Council declared its intent to enter and take the Properties for the purposes of /to the citizens of the City, an inherently public use under Virginia Code § 15.2-1904(A); and

**WHEREAS**, the compensation offered to the Owners by the City for the Properties is in accordance with the City’s determination of just compensation.

**NOW THEREFORE, BE IT OFFICIALLY RESOLVED**, by City Council that, after due consideration, that City hereby approves and adopts the following resolutions; and

**BE IT FURTHER RESOLVED**, that the construction, operation, and maintenance of the Projects are approved as a critical public use, necessary to ensure the health, safety, and welfare of the members of the public served by the City; and

**BE IT FURTHER RESOLVED**, that the acquisition of the Properties by purchase, condemnation, or other means, free and clear of any and all liens, judgments, deeds of trust, leases, or other conflicting encumbrances, is approved, such acquisition being necessary for the construction of the Projects; and

**BE IT FURTHER RESOLVED**, that the Properties will be used by the City for the Projects in furtherance of its public and governmental functions pursuant to the Virginia Code, and that the acquisition of the Properties are for road improvements, which is a public use pursuant to Virginia Code §§ 1-219.1(A)(i) and (D)(iii); that no more private property is being taken, than that which is necessary to achieve the public use intended by and for the road improvements; and that this Resolution otherwise complies with Virginia Code § 1-219.1; and

**BE IT FURTHER RESOLVED**, that the City previously has made *bona fide* efforts to acquire the Properties from the Owner(s), but, to date, those efforts have been ineffectual; and

**BE IF FURTHER RESOLVED**, that the City does hereby authorize its City Manager, Deputy City Manager, City Project Manager, City Staff, and the City Attorney, or their designees, respectively, to take all actions for and on behalf of the City, which are or may be appropriate or necessary for the City to acquire the Properties through the exercise of its power of eminent domain, including, but not limited to, any actions or proceedings necessary to achieve the transfer of defeasible title by Certificate of Take, pursuant to the procedure established in Chapter 3, § 25.1-300 et seq., Title 25.1 of the Virginia Code; the filing of any papers or pleadings with the Circuit Court of City of Charlottesville, Virginia; and other actions related to the initiation of any legal proceedings necessary or appropriate to acquire the Properties by eminent domain, provided, however, that nothing in this Resolution shall be construed as preventing the continued negotiation by the City Manager, Deputy City Manager, City Project Manager, City Staff, and/or the City Attorney, or their designees, for the acquisition by purchase or other means of the Properties, before the initiation of any such eminent domain proceedings; and

**BE IT FURTHER RESOLVED**, that City Council authorizes the payment into the Court or to the Clerk thereof, for the Owner(s)' benefit, or the issuance of a Certificate of Deposit in lieu of payment pursuant to Virginia Code §§ 15.2-1904(D) and 25.1-305(A)(2), to be issued by the City Manager, or his designee, and countersigned by the City's Finance Director for availability of funds; and

**BE IT FURTHER RESOLVED**, that all the actions taken by the City Manager, City Finance Director, City Project Manager, City Staff, and the City Attorney in connection with this matter are hereby ratified and confirmed; and

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately; and

**BE IF FINALLY RESOLVED**, that a copy of this Resolution be filed with the papers of this Meeting.

**EXHIBIT “A”**  
**EMINENT DOMAIN FOR THE EAST HIGH STREETSCAPE PROJECT**

**Parcel 003 identified as East Jefferson Assemblage LLC, Tax Parcel No. 530172000**

- Acquisition area: 220 SF (in temporary and grading easements that need to be acquired)
- Offer amount: \$1,800.00

**Parcel 026 identified as MWPC Properties, LLC & IRR Properties LC, Tax Parcel No. 540007000**

- Acquisition area: 65 SF (in fee acquisition); 112 SF (in temporary and grading easement that needs to be acquired and cost to cure item)
- Offer amount: \$8,480.00

**Parcel 032 identified as East Jefferson Assemblage LLC, Tax Parcel No. 530180000**

- Acquisition area: 74 SF in fee acquisition, 928 permanent utility easement, 1,323 SF in temporary and grading easement
- Offer amount: \$41,595.00

Approved by Council  
September 15, 2025

\_\_\_\_\_  
Kyna Thomas, MMC  
Clerk of Council

	<b><u>Aye</u></b>	<b><u>No</u></b>
Oschrin		
Payne		
Pinkston		
Snook		
Wade		

# East High Streetscape Project

City Council – Eminent Domain Consideration  
September 15, 2025

## Summary of Information:

- On March 8, 2022, the City received authorization to proceed with the acquisition of right-of-way for the East High Streetscape Project. The road improvement will improve safety for the traveling public in the area. The city needs to acquire variable right-of-way, a temporary construction easement and as well as utility easements in order to construct the project. The city's right-of-way acquisition consultant has been successful in acquiring right-of-way and easements from all but three of the twenty-six property owners impacted by the project. The city's consultant has been unable to reach agreement with property owner listed and recommends eminent domain in order to allow the road improvement project. The (3) properties listed for COT have been engaged in negotiations starting November 2024.

1. Parcel 003 identified as East Jefferson Assemblage LLC Tax Parcel No. 530172000. Acquisition area: 220 SF in temporary and grading easement need to be acquired. The City's consultant valued the acquisition area at \$1,800.00. An offer, based on the appraisal was made to landowner on November 26, 2024. No agreement to date. Further negotiations occurred with counteroffer but no agreement. Additional negotiations will continue.





Charlottesville  
GIS Viewer

**Legend**  
 Parcels  
 City Limits



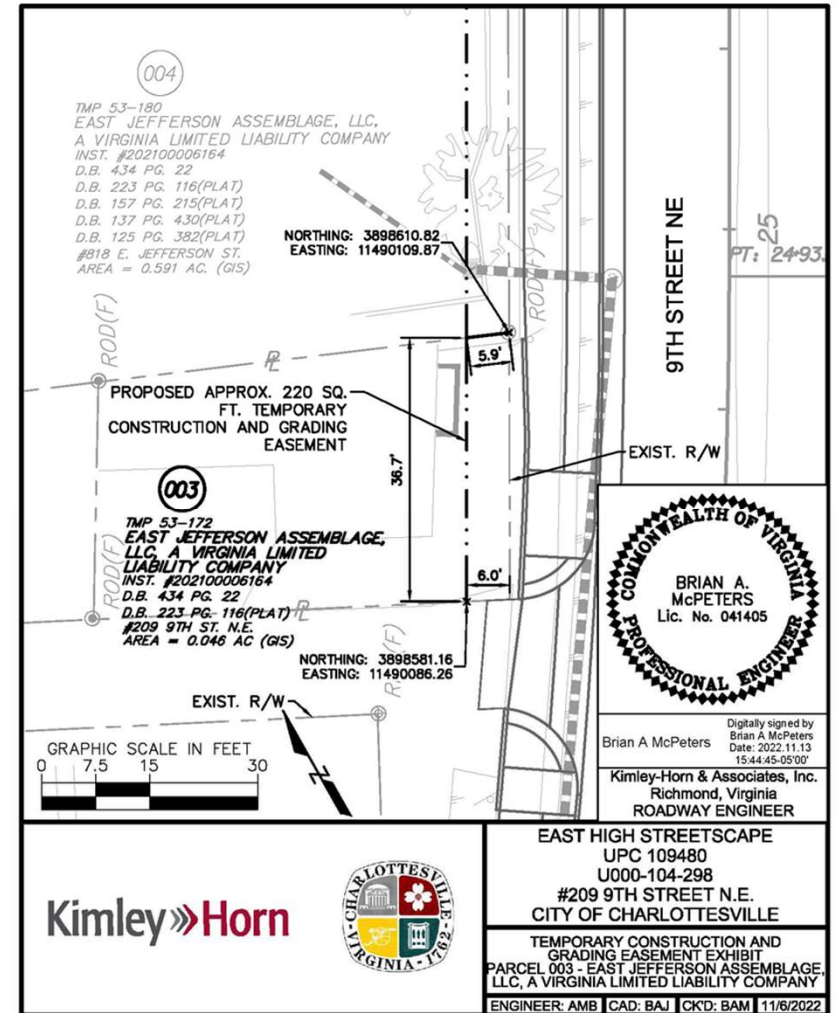
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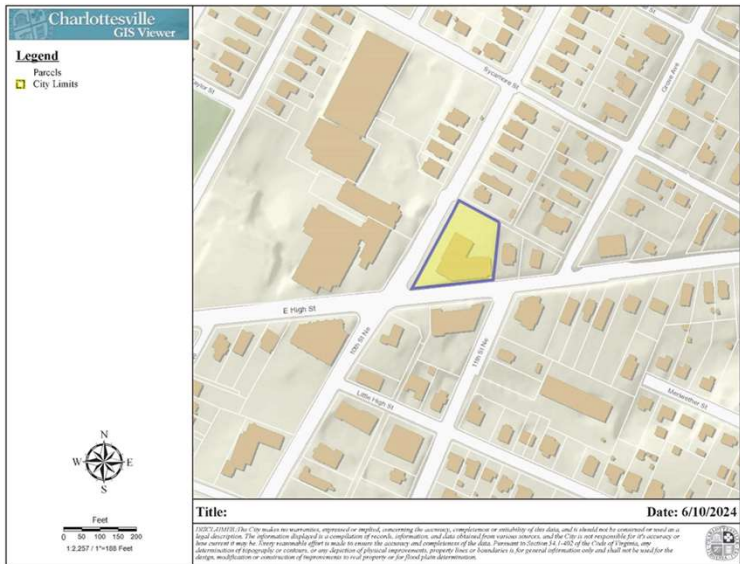
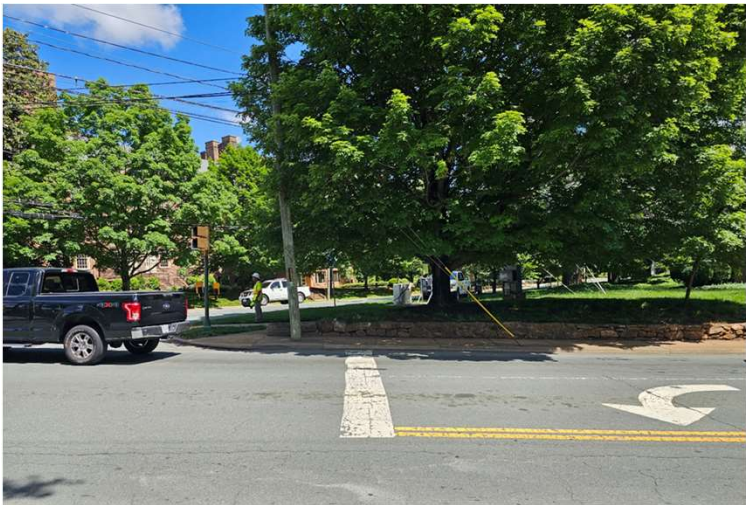
Title:

Date: 6/7/2024

NOTES: (1) The City makes no warranty, expressed or implied, concerning the accuracy, completeness or reliability of this data, and it should not be construed or used as a legal description. The information displayed is a compilation of records, information, and data obtained from various sources, and the City is not responsible for its accuracy or how current it may be. Every reasonable effort is made to ensure the accuracy and completeness of the data. Pursuant to Section 16-1-407 of the Code of Virginia, any dissemination of topographic or contour, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification or construction of improvements to real property or for flood plain determination.

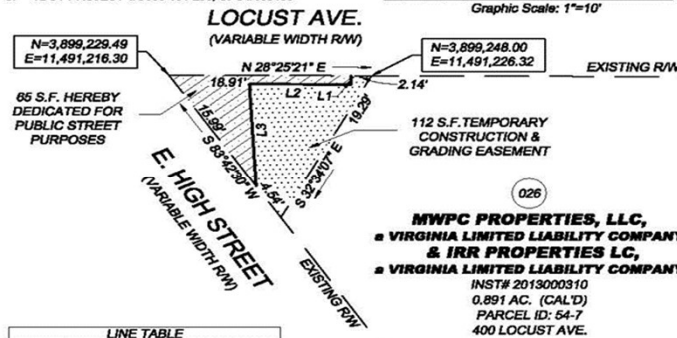


2. Parcel 026 identified as MWPC Properties, LLC & IRR Properties LC, Tax Parcel No. 5400007000. Acquisition area: 65 SF in fee acquisition, 112 SF in temporary and grading easement needing to be acquired and cost to cure item. The City's consultant valued the acquisition area at \$8,480.00. An offer, based on the appraisal was made to landowner on November 26, 2024. Additional negotiations will continue.



**GENERAL NOTES:**

1. THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING A PUBLIC RIGHT OF WAY DEDICATION AND A TEMPORARY CONSTRUCTION AND GRADING EASEMENT CONVEYED TO THE CITY OF CHARLOTTESVILLE FOR PUBLIC USE FOR ITS CONSTRUCTION OF THE HIGH STREETSCAPE PROJECT. THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT SHOW ALL ENCUMBRANCES OF RECORD OR OTHERWISE.
3. PHYSICAL IMPROVEMENTS NOT SHOWN HEREON.
4. THE EASEMENTS SHOWN HEREON FALL IN FLOOD HAZARD ZONE "X"(UNSHADED). THIS DETERMINATION IS BASED ON A VISUAL INSPECTION OF FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 510030288D, EFFECTIVE DATE: FEBRUARY 4, 2005, AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
5. THIS PLAT HAS BEEN PREPARED FOR THE SOLE PURPOSE OF THE CITY OF CHARLOTTESVILLE, VIRGINIA (C.O.C.)
6. BEARINGS AND/OR DISTANCES SHOWN IN PARENTHESES ARE TIES TO EASEMENTS.
7. THE PROPERTY SHOWN HEREON IS LOCATED ON CITY OF CHARLOTTESVILLE ASSESSMENT PARCEL 54-7 AND IS ZONED HSC.
8. OWNER: MWPC PROPERTIES, LLC, a VIRGINIA LIMITED LIABILITY COMPANY & IRR PROPERTIES LC, INST.# 2013000310



LINE	BEARING	DISTANCE
L1	S 61°43'43" E	1.03'
L2	S 28°23'59" W	10.56'
L3	S 65°08'04" E	12.14'

**PLAT SHOWING A PUBLIC RIGHT OF WAY DEDICATION, AND A TEMPORARY CONSTRUCTION & GRADING EASEMENT ON THE PROPERTY OF MWPC PROPERTIES, LLC, a VIRGINIA LIMITED LIABILITY COMPANY & IRR PROPERTIES LC, a VIRGINIA LIMITED LIABILITY COMPANY**  
INST. #2013000310  
CITY OF CHARLOTTESVILLE, VIRGINIA  
SCALE 1"= 10'



Rev. #	Rev. Date
#1	09-14-2022



**H&B Surveying and Mapping, LLC**  
*insightful solutions, quality service*  
A DBE/WBE SWaM Certified Business

614 Moonfield Park Drive  
Richmond, VA 23228  
804.330.3781 Office  
804.888.0330 Fax

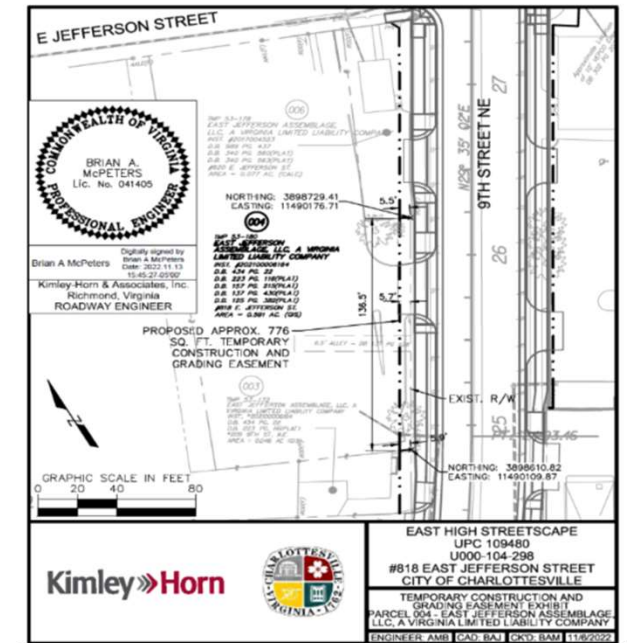
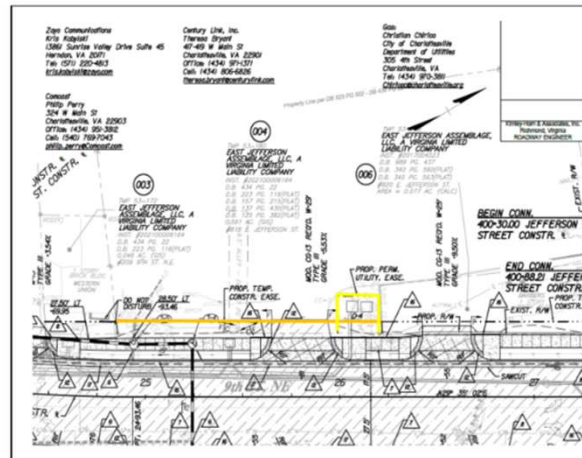
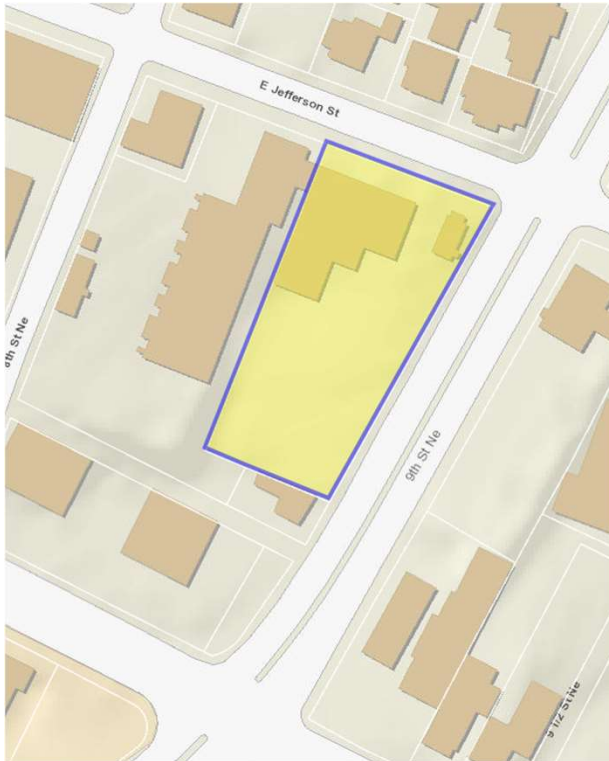
Survey  
Produced  
at Richmond  
Office Location

2105 Electric Road SW, Suite 103  
Roanoke, VA 24024  
840.904.2669 Off.

Job #: KH1705.01  
Date: 08-20-2021  
Sheet: 2 of 2  
Drawn By: KD  
Checked By: LRB

3. Parcel 032 identified as East Jefferson Assemblage LLC , Tax Parcel No. 530180000. Acquisition area: 74 SF in fee acquisition, 809 permanent Dominion easement, 1,413 SF in temporary and grading easement needing to be acquired. The City's consultant appraised the acquisition at \$41,595.00. An offer, based on the appraisal was made to landowner on November 26, 2024. The landowner had some concerns regarding the Dominion Energy easement area. Further negotiations occurred with counteroffer but no agreement. Additional negotiations will continue.





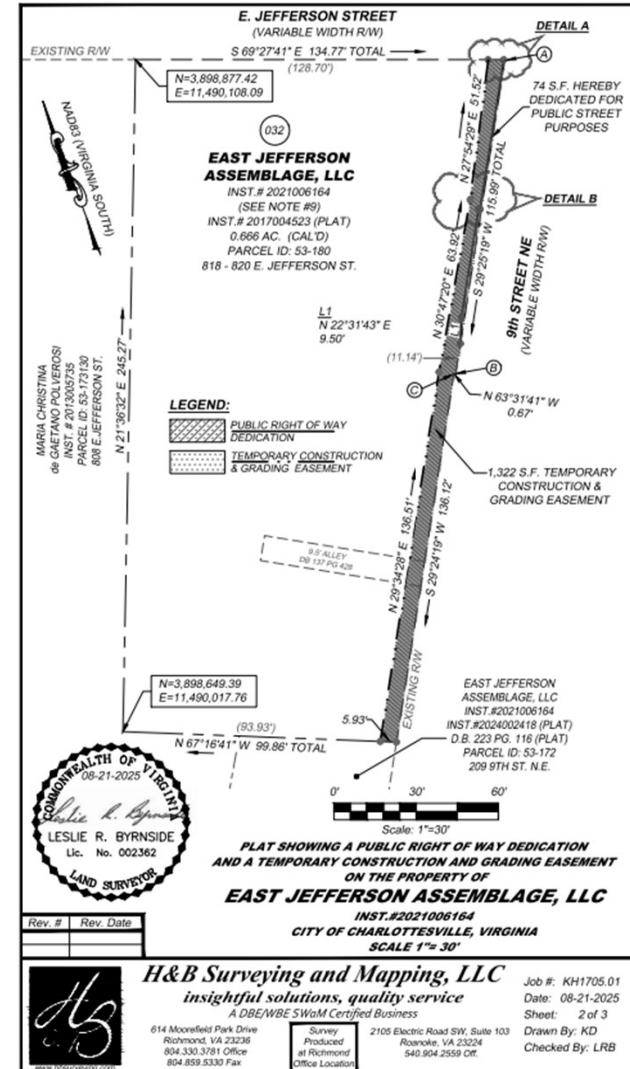




Photo #: 1 Photo Shows a View of: TCE & Dominion Easement Area



Photo #: 2 Photo Shows a View of: TCE & Dominion Easement Area



Photo #: 3 Photo Shows a View of: TCE & Dominion Easement Area – D-4 Shown in the Picture Above



Photo #: 4 Photo Shows a View of: TCE Area



Photo #: 5 Photo Shows a View of: TCE Area along E. Jefferson Street



Photo #: 6 Photo Shows a View of: TCE Area and Dominion Easement along E. Jefferson Street



# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Resolution considering 1114 East High Street Special Exception Permit Amendment (Build-To and Transition Screening)</b>
<b>Staff Contact(s):</b>	Benjamin Koby, Planner II, Matthew Alfele, City Planner
<b>Presenter:</b>	<b>Benjamin Koby, Planner II</b>
<b>Date of Proposed Action:</b>	September 15, 2025

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### Issue

Mike Ball ("Ball"), Applicant, has requested a Special Exception Permit ("SEP") for 1114 East High Street ("Property"), pursuant to City Code Sections 34-2.4.3.A.5 (Build-to), 34-4.7.1. (Transitions) and 34-5.2.15, which states a SEP may be granted for physical dimensional standards. Ball has requested to install a studio workshop space behind the existing office space on site ("Project"). The CX-5 Corridor Mixed Use 5 ("CX-5") District requires the front setback requirement to be 0' to 10' (Ch. 34 Sec. 2.4.3.A.4.) and a required primary street build-to width of seventy-five percent (75%) minimum (Ch. 34 Sec. 2.4.3.A.5.). The Property is currently nonconforming to these standards, and per City Code Section 34-5.3.3.C.3, all new buildings must occupy the Build-to Zone, until the required width percentages are met. Additionally, since the subject parcel directly abuts an R-A Zoned Parcel, a Type C Transition Screen is required along the shared property line.

### Background / Rule

On March 11, 2025, the City's Planning Commission ("PC") reviewed the original Application and recommended approval to City Council. At that time, the Applicant was solely requesting relief from the Build-to Regulations outlined in Section 34-2.4.3.A.5. Subsequently, on April 7, 2025, City Council approved the SEP via Resolution #R-25-031.

During the review of the required Development Plan, it was determined that, in addition to the Build-to Regulation issue, the proposed development also conflicted with the Transition Screening regulations specified in Section 34-4.7.1.C. Pursuant to Section 34-5.2.15.E.1, the Applicant is now amending the original Application for relief from the Build-to requirements to also include a request for relief from the Transition Screening requirements.

On August 26, 2025, the PC held a Meeting regarding this proposal. The PC's discussion centered around transitions based on abutting uses and altering the conditions that limited the workshop to one (1) story in height. The PC recommends approving the SEP with conditions as proposed by City Staff.

### Build-To:

The CX-5 Corridor Mixed Use 5 (CX-5) District requires the front setback requirement to be 0' to 10' (Ch. 34 Sec. 2.4.3.A.4.) and a required primary street Build-to width of seventy-five percent (75%) minimum (Ch. 34 Sec. 2.4.3.A.5.). The Property and existing building are currently nonconforming to these standards, and per City Code Section 34-5.3.3.C.3, all new buildings must occupy the Build-to Zone, until the required width percentages are met.

### Transition Screening:

The Project area, zoned CX-5, is required to provide Type C Transition Screening along any lot lines of any adjacent R-A Zoned parcels (34-4.7.1.4.B.1). Type C Screening requires a 20' building setback and a moderate Transition Screen. A moderate Transition Screen can either be a Transition Screen Moderate-1 design with an 8' wide buffer strip along that R-A shared lot line, with at least two (2) large

trees and a 6' tall fence; or a Transition Screen Moderate-2 design 10' wide buffer strip with two (2) large trees, two (2) evergreen trees, and five (5) shrubs. There is already a 6'-7' wooden fence in place between the subject parcel and the abutting R-A Zoned parcel.

## **Analysis**

### **Build-To:**

The intent of the Build-to Zone requirements of the Development Code, born out of the goals of the Comprehensive Plan, speaks to the desire to create attractive and harmonious streets with a consistent pattern of development. The Build-to Zone's aim is to bring consistency by requiring new developments be placed forward on a property close to the primary street lot lines. It is also clear that the Comprehensive Plan does have aims to ultimately reduce setbacks in Urban Mixed Use Corridor areas and bring structures forward to create a cohesive and pedestrian-friendly streetscape. The Build-to requirements of the Code support a built environment along this corridor as envisioned by the Comprehensive Plan.

However, the majority of properties along this section of East High Street are consistent with the setback range of the Property and are nonconforming under the current Code. Most other structures on the block are set back considerably behind the Build-to Zone and would not meet the Build-to width requirement either. The built environment near the Property on the southern side of East High Street has a distinct residential look and feel with large front yards and a residential built form. A strict application of the Code would alter the existing pattern of development that may not be consistent with the goals of the Comprehensive Plan. The built form guidance of the Urban Mixed Use Corridor is intended to consider the existing residential, environmental, and historic contexts of an area. While the neighboring uses adjacent to the Property are not residential currently, the buildings themselves were residences in the past and still maintain the same form. Considering the proposed use of the proposed structure and the existing use of the property, it is more appropriate for the proposed workshop to be located behind the existing building. The proposed use of Light Industrial, while allowed by-right in the District, would not lend itself to a strong activation of a pedestrian-friendly streetscape. Keeping the Light Industrial use behind the existing structure will maintain the existing, relatively coherent, building pattern in this section of East High Street.

Also, considering the topography of the south side of High Street near the Property, the slope of the land would present challenges to building a workshop at the scale the Applicant is requesting. The building envelope for the front of the Property would likely not meet the Applicant's needs.

### **Transition Screening:**

Reducing the Transition Screening requirement from 20' to 5' will reduce the buffer between the proposed Light Industrial use and the residence at 1119 Meriwether Street. The intent behind the Transition Screening requirements are "to protect and enhance the character and stability of neighborhoods [and] the compatibility of new development with its surrounding context where the scale of development changes between lots of differing zoning districts; and to protect and maintain the environmental quality of the City by incorporating trees and planting requirements in transition buffers and screening." (Sec. 34-4.7.1.A)

The proposed Light Industrial use is permitted by-right and supports the long-term vision for the corridor's evolution into a more diverse and economically productive area. While the corridor is currently characterized by repurposed residential structures housing small professional offices, the introduction of low-impact production aligns with anticipated redevelopment patterns. This use complements future land use objectives by encouraging a broader mix of employment-generating activities.

Given the constraints on the site, a 20' setback is not feasible. The building would be pushed into the parking area and that would render the Project unfeasible. The parking is shared between a handful of existing businesses that front on East High Street. There is not enough space behind the existing

building to place a structure of the proposed size with the required transition screening requirements without impeding the parking area.

The Comprehensive Plan clearly values transitioning between high intensity to lower intensity uses to ensure that residential uses are not adversely impacted by more intense commercial uses. However, given the proposed scope and design of the proposed development, the impacts will be minimal to the residence on Meriwether. All traffic in and out of the structure will be blocked by the building itself as the doors will be oriented toward the parking lot on the Property. Also, the Comprehensive Plan speaks to a goal of taking site-specific considerations into account and since the layout of the parking of the lot prevents the proposed building from adhering to the required setback, a SEP would be reasonable for approval.

### **Financial Impact**

Chapter 8 of the Comprehensive Plan and the "Economic Development Strategic Plan: 2024-2028" both have the goals of embracing small business growth to diversify the economic base in the City, through sustaining small business and keeping business in town and promoting economic sustainability.

### **Recommendation**

City Staff recommends City Council adopt the attached Resolution approving the Applicant's request for relief from the Build-to requirement (Section 34-2.4.3.A.5) and the proposed modification to the Transition Screening regulations (Section 34-4.7.1.C), as presented.

The PC recommends approval of the Application.

### **Recommended Motion (if Applicable)**

#### **Motion to Approval:**

"I make a Motion to adopt the attached Resolution recommending approval of the SEP Application in the CX-5 Corridor Mixed Use 5 Zone at 1114 East High Street to permit the construction of a studio workshop space outside of the Build-to requirement, subject to the following conditions:

1. The size, location, and use will be consistent with the materials submitted in Application PL-25-0038 and PL-25-0041 both dated August 12, 2025;
2. Two (2) large trees shall be provided on the Property in accordance with Section 34-4.7 (Transition Screening). However, placement of these trees is not required between the studio workshop and the property line;
3. A minimum six (6) foot fence—existing or future—shall be provided between the studio workshop and the property line. The fence shall be maintained and kept in good repair;
4. The studio workshop shall not exceed one (1) story in height; and
5. Any condition(s) proposed by PC.

OR,

#### **Motion for Denial:**

"I make a Motion to deny this SEP Application for a SEP in the CX-5 Corridor Mixed Use 5 Zone at 1114 East High Street to permit the construction of a studio workshop outside of the Build-to requirement."

**Attachments**

1. Resolution
2. 1114 E High St SEP Application
3. 1114 E High St SEP Presentation for City Council

**RESOLUTION APPROVING A SPECIAL EXCEPTION PERMIT AMENDMENT  
FOR PROPERTY LOCATED AT 1114 E. HIGH STREET**

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**WHEREAS**, Luckyball’s Juggler Training Camp, LLC (“Landowner”), is the current owner of a lot identified on 2025 City Tax Map 28 as Parcel 112 (City Parcel Identification No. 540021000), having an area of approximately 0.43 acres (18731 square feet) ("Subject Property"); and

**WHEREAS**, the Landowner proposes to modify the Build-To and Transition Screening requirements on the Subject Property to build a studio workshop space behind the existing structure on site ("Project"); and

**WHEREAS**, the Project is described in more detail within the Applicant's application materials submitted in connection with Applications PL-25-0038 and PL-25-0041, as required by City Development Code § (“CDC”) 34-5.2.15.B.2 (collectively, the "Application Materials"); and

**WHEREAS**, the Planning Commission (“PC”) made a recommendation of approval at its August 26, 2025, Public Meeting, per CDC § 34-5.2.15.C.2, subject to the following conditions:

1. The size, location, and use will be consistent with the materials in Applications PL-25-0038 and PL-25-0041, both dated August 12, 2025;
2. Two (2) large trees shall be provided on the subject property in accordance with
3. A minimum six (6) foot fence, existing or future, shall be provided between the studio workshop and the property line; said fence shall be maintained and kept in good repair; and
4. The studio workshop shall not exceed one (1) story in height.

**WHEREAS**, upon consideration of the PC's recommendation and the Staff Reports discussing this Application, as well as the factors set forth within CDC § 34-5.2.15.D, this City Council finds and determines that granting the proposed Special Exception Permit (“SEP”) would serve the public necessity, convenience, general welfare, or good zoning practice.

**NOW THEREFORE, BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that, pursuant to City CDC §§ 34-2.4.3.A.5., 34-4.7, and 34-5.2.15, subject to and with the PC’s conditions contained above, a SEP is hereby approved and granted to authorize the Project and require a new building to be built outside of the Build-To Zone required on the primary street lot line in the CX-5 Zoning District, and modification to the Transition Screening requirements due to the adjacency of an R-A zoned parcel.

# 1114 E High St

## Detached Studio Workshop

8/12/25

To Whom it may Concern,

Our plan is to build a Studio Workshop space in the rear of our property at 1114 E High that will serve as a carpentry workshop, fitting into the use of Low-impact industrial and manufacturing (up to 4,000sf), which is by-right according to Use Permissions (page 3-7) in the 2023 Cville Development Code.

I have been informed by Zoning that our property is currently “non-conforming” because the existing building is not close enough to the fronting street, and because of the non-conforming building on the property I cannot build our by-right workshop space. To bring our property up to current code I need to either 1) demolish the existing structure and build new close to the street, or 2) build a new building in front of our existing building. Neither of these seem like great options.

Having served on the Board of Architectural Review for Charlottesville, I found it very surprising that the new zoning ordinance would be requiring any new development to tear down old buildings or to build in front of them. The East High streetscape where our office is located has long been one of my favorite blocks in Charlottesville. It’s a mix of old converted homes and new offices, nicely positioned back from the street, giving a beautiful pause to the busy surroundings along this entrance corridor. I find it completely reasonable and in keeping with Charlottesville’s goals and needs to allow these homes to thrive. The proposed structure meets a crucial need for small workshop space in the city. It is not visible from the front and doesn’t affect the entrance corridor, so I see no reason this shouldn’t be approved considering the goals of the City’s adopted zoning ordinance. I met with representatives from Planning, Zoning, Fire and other areas and nobody had any issue with this project moving forward.

As a part of our special request, we are asking that the side setback of the building be amended to 5’. We were told by zoning and staff in our pre-application meeting, as well as other correspondence, that this particular lot had a 0’ setback, and we purchased the lot based on this information. It makes sense that a 5-story building needs a transitional setback, but this is a single-story smaller structure with a flat roof. We’ve spoken with staff and received verbal approval of an alternative 5’ setback, which is in reason, and we’ve changed our plans accordingly. The transition screening will be taken care of with the existing 6-7’ solid wood fence. The adjoining neighbor is fully aware of the build and has no problem with it (he’s just glad it’s not a 5-story building). There is no room there for additional landscaping so we ask that this be approved per the plan so we can close out our development review.

Thank you for your time and attention to this.

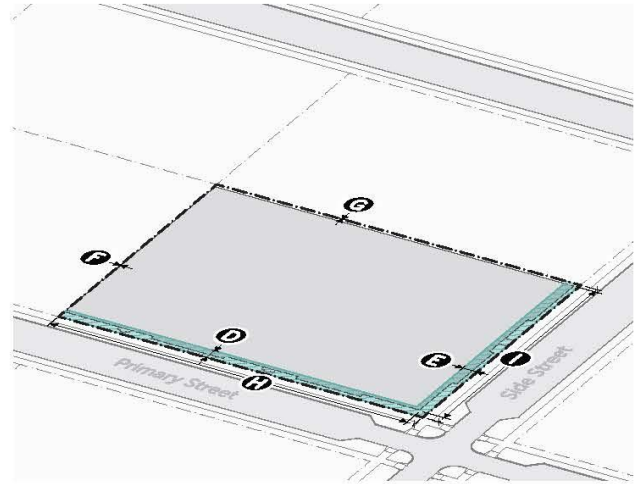
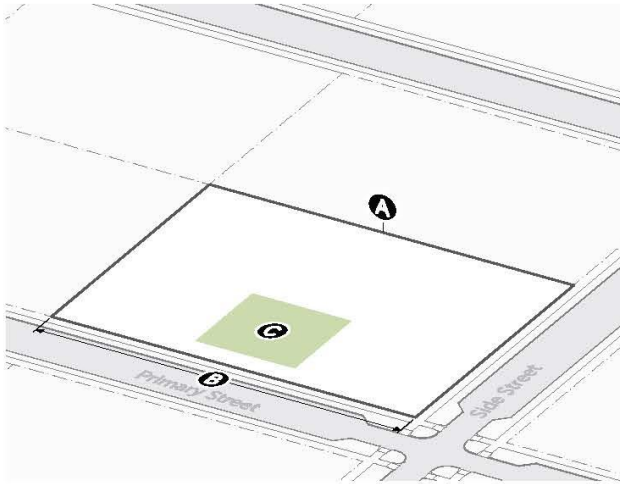
Mike Ball

[mike@elementbuild.com](mailto:mike@elementbuild.com)

434-825-4196

## 2.4.3. CX-5 CORRIDOR MIXED USE 5

### A. LOT



<b>1. LOT SIZE</b>	<a href="#">Sec. 2.10.2.</a>
<b>A</b> Area (min)	None
<b>B</b> Width (min)	
Front access	40'
Side / rear access	15'
<b>2. DENSITY</b>	<a href="#">Sec. 2.10.3.</a>
Dwellings per lot (max)	Unlimited
<b>3. COVERAGE</b>	<a href="#">Sec. 2.10.4.</a>
Building coverage (max)	None
<b>C</b> Outdoor amenity space	10%

<b>4. BUILDING SETBACKS</b>	<a href="#">Sec. 2.10.5.</a>
<b>D</b> Primary street lot line (min/max)	0' / 10'
<b>E</b> Side street lot line (min/max)	0' / 10'
<b>F</b> Side lot line (min)	0'
<b>G</b> Rear lot line (min)	0'
Alley lot line (min)	5'
<b>5. BUILD-TO</b>	<a href="#">Sec. 2.10.6.</a>
Build-to width (min)	
<b>H</b> Primary street	75%
<b>I</b> Side street	45%
<b>6. TRANSITION</b>	<a href="#">Sec. 2.10.7.</a>
Transition type	Type B, C
<b>7. PARKING LOCATION</b>	<a href="#">Sec. 2.10.8.</a>
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed



## CX-5

## B. BUILDING



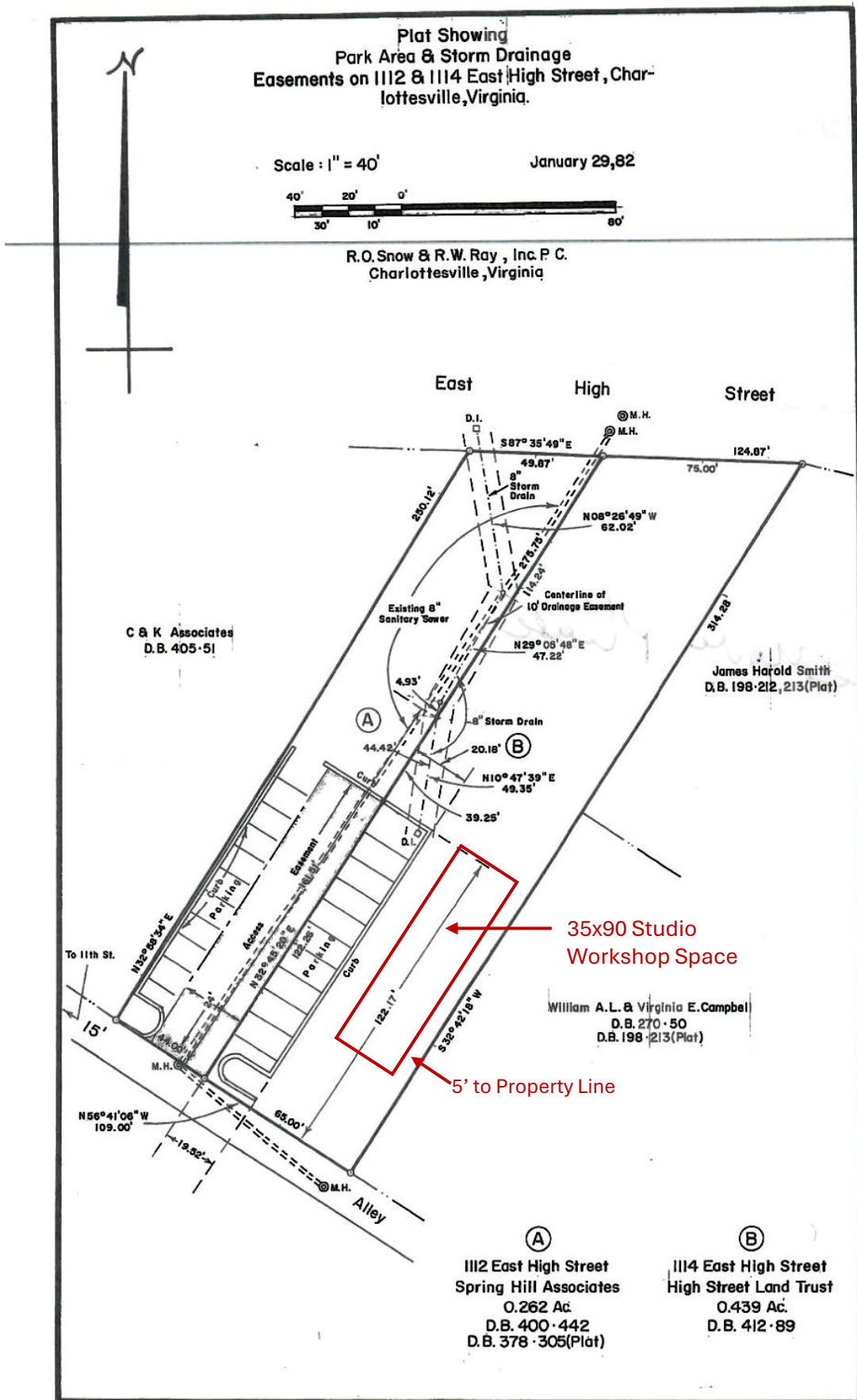
1. HEIGHT	Sec. 2.10.9.
Building height (max stories/feet)	
A Base	5 / 72'
B With bonus	7 / 100'
2. MASSING	Sec. 2.10.10.
C Building width (max)	275'
Active depth (min)	
D Primary street	15'
E Side street	9'
3. GROUND STORY	Sec. 2.10.11.
F Ground story height (min)	
Residential	10'
Nonresidential	14'
G Finished floor elevation (min/max)	
Residential	0' / 6'
Nonresidential	-2' / 6'

	Primary St.	Side St.
4. TRANSPARENCY	Sec. 2.10.12.	
H Ground story (min)		
Residential	35%	30%
Nonresidential	50%	30%
I Upper story (min)	20%	20%
J Blank wall width (max)	15'	25'
5. ENTRANCES	Sec. 2.10.13.	
K Street-facing entry spacing (max)	40'	60'
Entry feature	Yes	Yes
6. FENCES AND WALLS	Sec. 2.10.14.	
Front yard height (max)	4'	
Side street yard height (max)	6'	

Use Category Specific Use	Residential				Residential Mixed Use		Corridor Mixed Use			Node Mixed Use					Industrial Mixed Use		Special		Use Standards
	R-A	RN-A	R-B	R-C	RX-3	RX-5	CX-3	CX-5	CX-8	NX-3	NX-5	NX-8	NX-10	DX	IX-5	IX-8	CV	CM	
Transportation																			
Passenger terminal	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	
Helipad	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Vehicle Sale & Service																			
Vehicle repair or service (up to 1 acre)	-	-	-	-	-	-	P	P	-	-	-	-	-	-	P	P	-	-	
Vehicle repair or service (1+ acres)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
Vehicle sale or rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
Fueling station	-	-	-	-	-	-	P	P	-	P*	P	P	-	-	P	P	-	-	3.4.4
INDUSTRIAL USES																			
Industrial & Manufacturing																			
Bakery, wholesale (up to 4000 SF)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	
Bakery, wholesale (4000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
Low-impact industrial and manufacturing (up to 4000 SF)	-	-	-	-	-	-	P	P	-	P	P	P	-	-	P	P	-	P	
Low-impact industrial and manufacturing (4000+ SF)	-	-	-	-	-	-	S	S	-	S	S	S	-	-	P	P	-	P	
High-impact industrial and manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	
Research and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	
Warehouse & Distribution																			
General warehouse and distribution (up to 25,000 SF)	-	-	-	-	-	-	P*	P*	-	P*	P*	-	-	-	P*	P*	-	-	3.4.5
General warehouse and distribution (25,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	3.4.5
Data center	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P	P	-	P	3.4.5
Distribution storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	3.4.5
Recycling drop-off center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
Self-service storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	3.4.5

**KEY:** P = Use permitted by right S = Special Use Permit required \* = Use standards apply - = Use not allowed

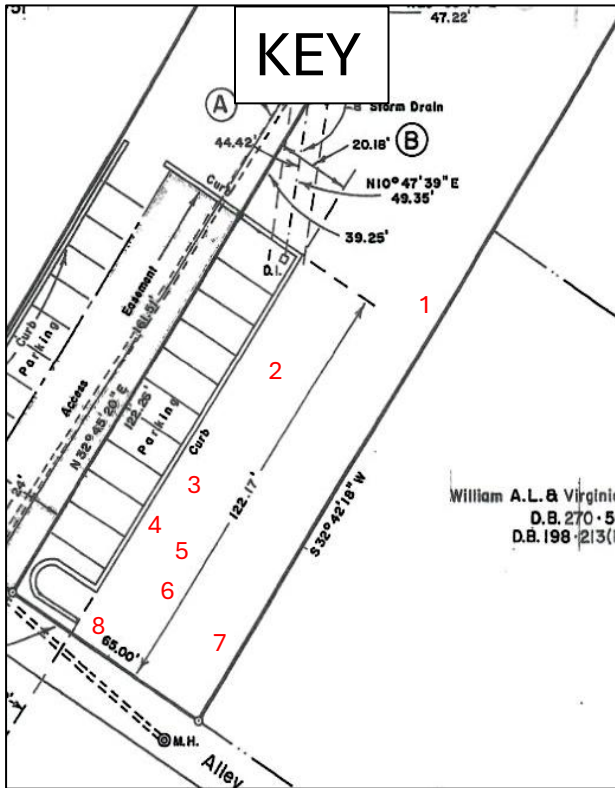
# Proposed Workshop at 1114 E High





# Tree Removal Plan

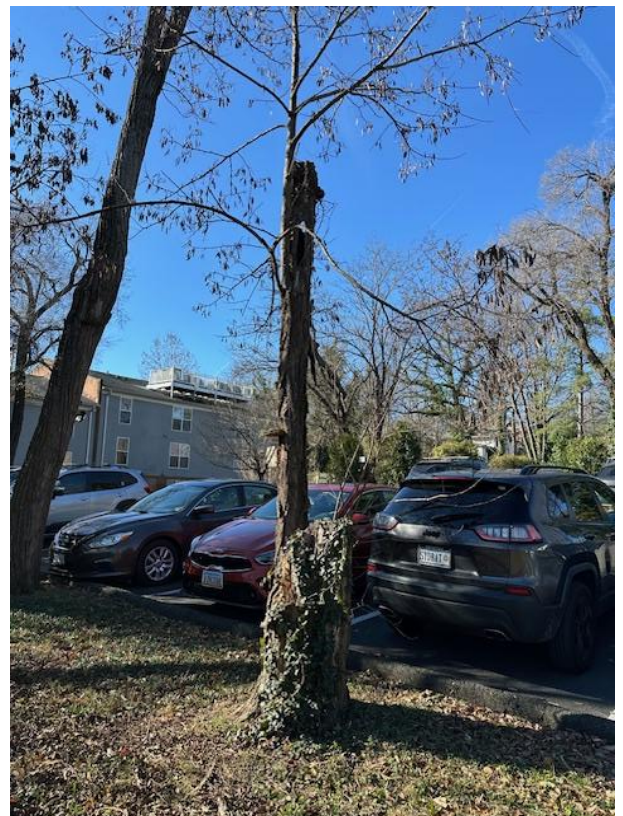
None of the trees slated for removal are in good shape. All are dead, dying, or a hazard.



Tree 1- Hickory – 17”



Tree 2- Locust – 17”



Tree 3- Locust – 11”





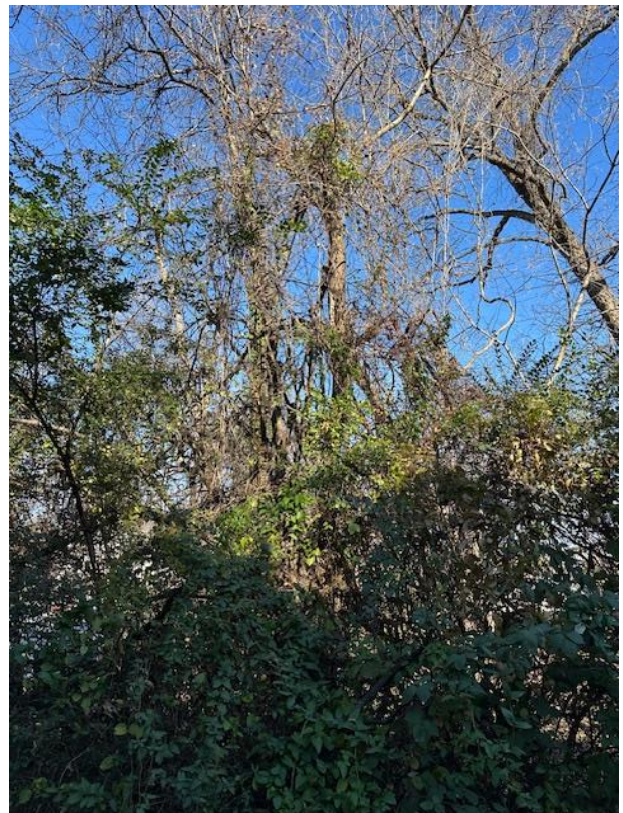
Tree 4 & 5- Locust – 14”, 15”



Tree 6- Hickory – 9”

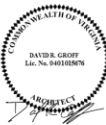
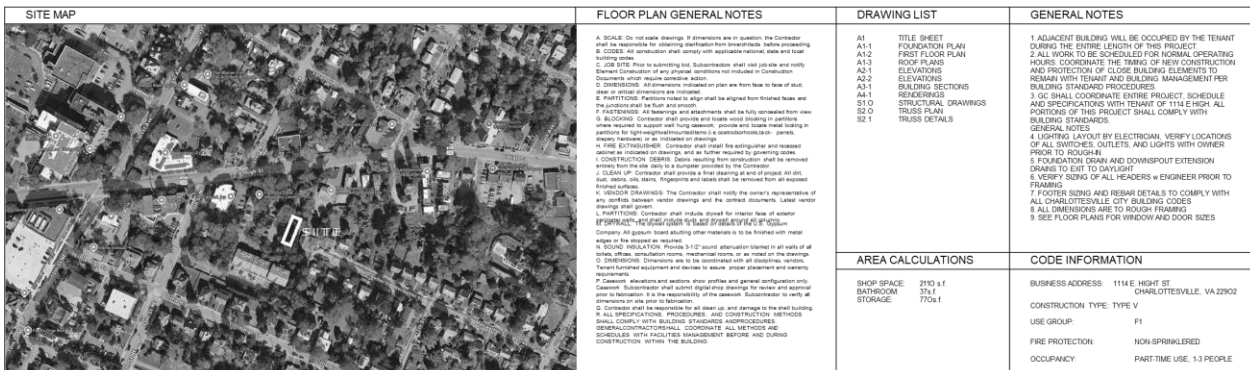


Tree 7- Hickory – 24”

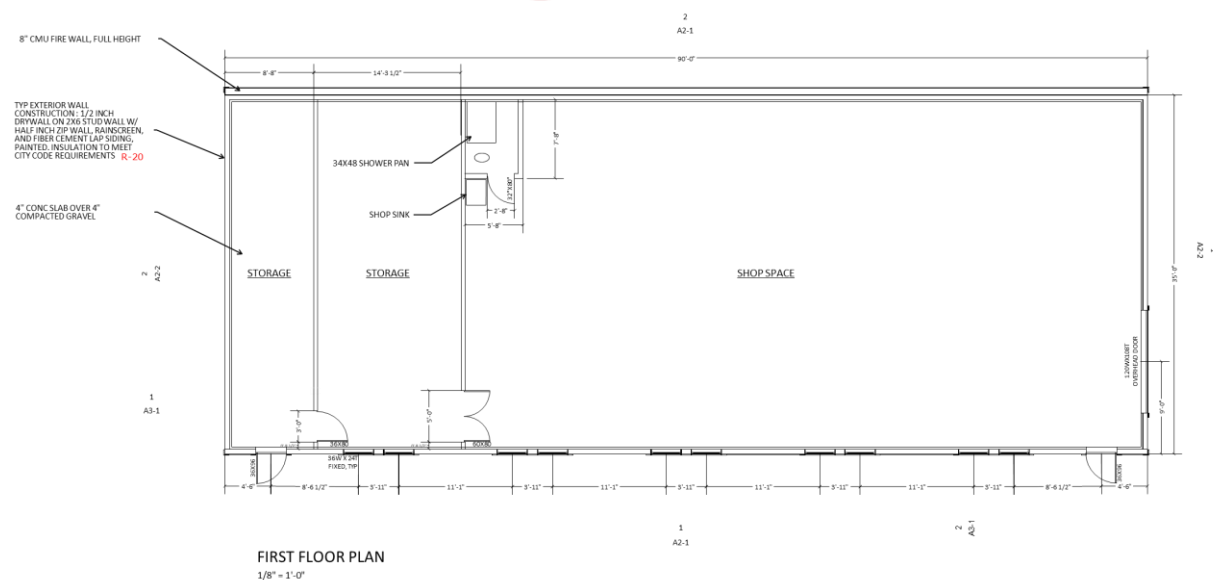


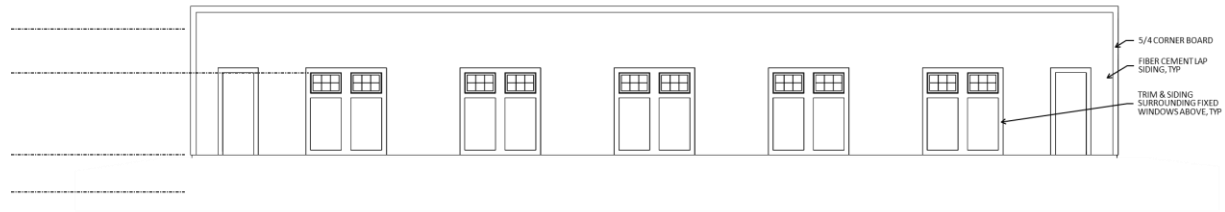
Tree 8- Ash – 8”





A1





WEST ELEVATION  
1/8" = 1'-0"

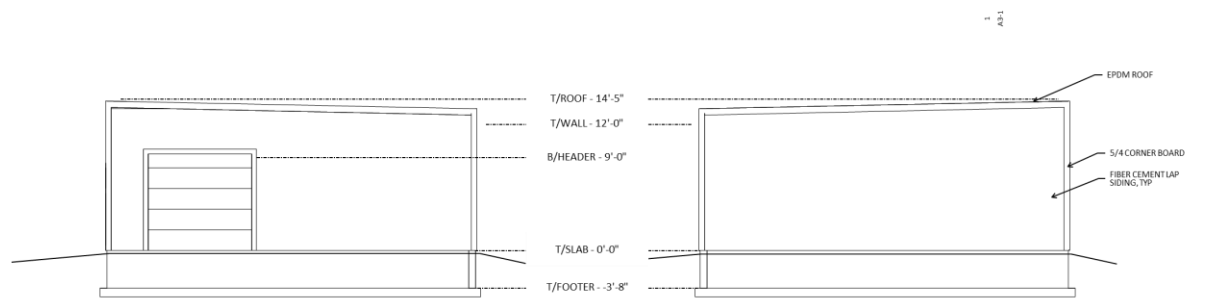


EAST ELEVATION  
1/8" = 1'-0"



1/8"  
2

A2-1



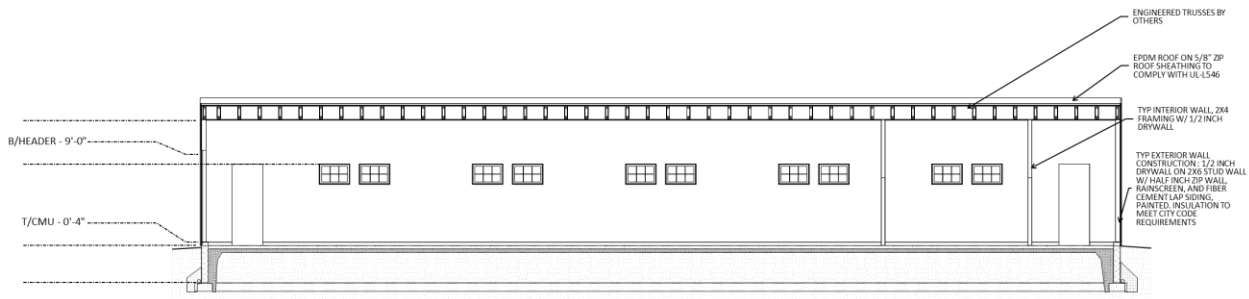
SOUTH ELEVATION  
1/8" = 1'-0"



NORTH ELEVATION  
1/8" = 1'-0"

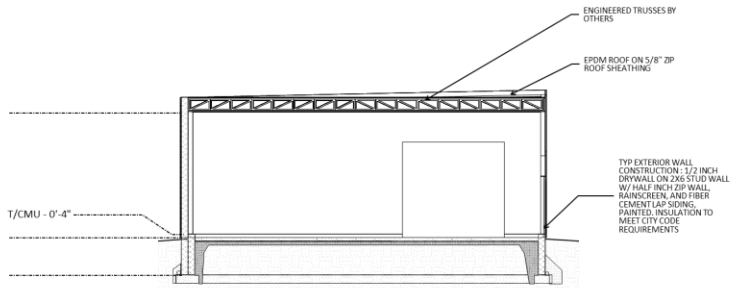


A2-2



**BUILDING SECTION**  
1/8" = 1'-0"

	24" oc, min 18" depth Resilient channel 15" oc 1 layer 5/8" Type C gypsum Sheathing min 15/32"	UL - L546
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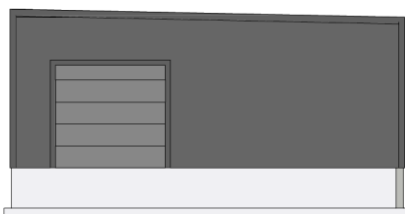
**BUILDING SECTION**  
1/8" = 1'-0"



A3-1



**COLOR RENDERING**  
1/8" = 1'-0"



**COLOR RENDERING**  
1/8" = 1'-0"







# **1114 E High Street Special Exception for Build-To and Transition Screening Requirements**

**September 15<sup>th</sup>, 2025**

# Project Summary

- Address: 1114 E High Street
- Zoned: CX-5
- Future Land Use Designation: Urban Mixed-Use Corridor
- Workshop space behind existing office space
- Special Exception to allow building in the rear before build-to requirement is met; and special exception to modify Transition Screening requirements

# Build-To Requirements

## 2.10.6. Build-To

### A. Build-To Width

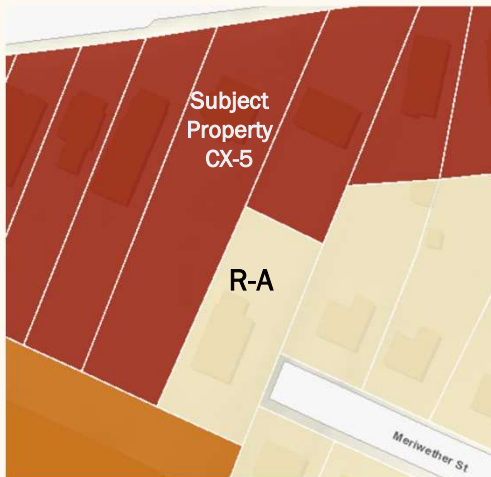
*The cumulative building width that occupies the build-to zone relative to the width of the site at the street lot line.*

#### 1. Intent

To facilitate the creation of a convenient, attractive, and harmonious community by regulating the placement of buildings along the public realm so that buildings frame the public realm with a consistent pattern of development.

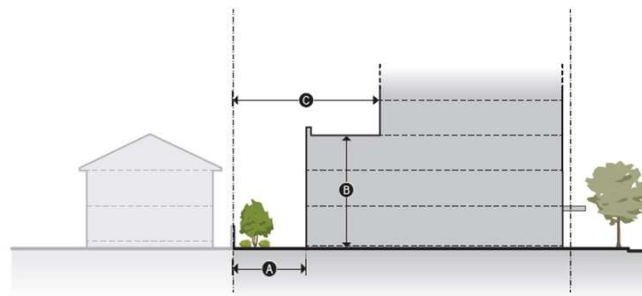
- Buildings must be located from 0'-10' from the front property line
- Building must take up 75% build to width within zone

# Transition Requirements



District of Lot	Abutting District			
	R-A	RX-3	RX-5	CX-8
R-A				
R-B	--	--	--	--
R-C				
RX-3	Type A	--	--	--
CX-3				
NX-3				
RX-5				
<b>CX-5</b>	<b>Type C</b>	Type B	--	--
NX-5				
IX-5				

## TRANSITION TYPE C



### TRANSITION AREA

A Building setback (min)	20'
Transition screen type	Moderate

### UPPER STORY STEP-BACK

B Height before step-back (max stories/feet)	3 / 44'
C Upper story step-back (min)	40'

## TRANSITION SCREEN MODERATE-1

Narrow depth landscape screening with a wall or fence intended for screening moderate transitions and uses.



### SCREENING AREA

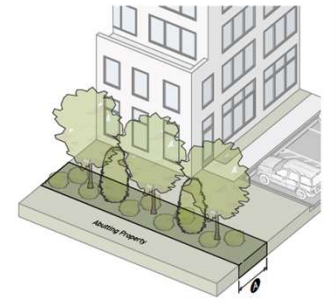
A Depth (min)	8'
Large trees (min per 50')	2
Small or medium trees (min per 50')	None
Evergreen trees (min per 50')	None
Shrubs (min per 50')	None

### FENCES AND WALLS

B Height (min)	6'
Opacity (min)	90%
Setback from property line (min)	0'

## TRANSITION SCREEN MODERATE-2

Medium depth landscape screening with no wall or fence intended for screening moderate impact transitions and uses.



### SCREENING AREA

A Depth (min)	10'
Large trees (min per 50')	2
Small or medium trees (min per 50')	None
Evergreen trees (min per 50')	2
Shrubs (min per 50')	5

### FENCES AND WALLS

Not required

# Request

- Special Exception to allow building in the rear before build-to requirement is met; and special exception to modify Transition Screening requirements
  - Reduce the 20' building setback requirement to 5'
  - Reduce the Screening area depth from 8' to 5'
  - Reducing Large tree requirement from 2 to 0





A1



# Request and Staff Recommendation

- Special Exception to allow building in the rear before build-to requirement is met
- Special exception to modify Transition Screening requirements as follows:
  - Reduce the 20' building setback requirement to 5'
  - Reduce the Screening area depth from 8' to 5'
  - Reducing Large tree requirement from 2 to 0
- Staff and Planning Commission recommends approval (7-0) of the SEP with the following conditions:
  1. The size, location, and use will be consistent with the materials submitted in application PL-25-0038 and PL-25-0041 both dated August 12th 2025.
  2. Two large trees shall be provided on the subject property in accordance with Section 34-4.7 (Transition Screening). However, placement of these trees is not required between the studio workshop and the property line.
  3. A minimum six (6) foot fence—existing or future—shall be provided between the studio workshop and the property line. The fence shall be maintained and kept in good repair.
  4. The studio workshop shall not exceed one (1) story in height.



# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Resolution Appropriating Community Flood Preparedness Fund Grant Award in the amount of \$400,000 (1 of 2 readings)</b>
<b>Staff Contact(s):</b>	Taylor Harvey-Ryan, Grants Program Manager
<b>Presenter:</b>	<b>Kristel Riddervold, Director of the Office of Sustainability</b>
<b>Date of Proposed Action:</b>	September 15, 2025

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### Issue

In July 2025, the City of Charlottesville was notified that a request for funding through the Department of Conservation and Recreation (DCR) Community Flood Preparedness Fund (CFPF) was approved in the amount of \$360,000. The City is required to provide a match in the amount of \$40,000, which is proposed to be provided from the CIP Climate Initiative Fund.

### Background / Rule

The City of Charlottesville has recently been awarded a fourth grant from the Virginia Community Flood Preparedness Fund (CFPF). The Governor and General Assembly established the fund in 2020 to assist communities in building resilience to the impacts of climate change, including floods. The CFPF is allocated 45 percent of the revenue Virginia generates through the Regional Greenhouse Gas Initiative (RGGI).

- In October 2021, the City was awarded a CFPF grant totaling \$153,500 for a two-dimensional (2D) stormwater management model for the Moore's Creek watershed.
- In December 2021, the City was awarded a CFPF grant totaling \$94,276 for the development of a flood resilience plan for the City of Charlottesville.
- In September 2022, the City as awarded a CFPF grant totaling \$275,000 for a 2-D stormwater management model for the Meadow Creek and Rivanna River Watersheds

Increasingly intense precipitation and flooding were identified in the 2023 Climate Risk & Vulnerability Assessment. A capacity building and planning grant application was submitted to conduct a program review of the City's current Floodplain Management Program, assist in program administration, as well as an update to the Flood Resilience Plan with the goal of building a more robust, future-forward, climate-informed program.

### Analysis

Climate Action is a strategic outcome area of the City's Strategic Plan and the Climate Action Plan is part of the City's Comprehensive Plan. Climate Action includes efforts related to climate adaptation and resilience planning. With the identification of increased frequency and intensity of precipitation events and associated flooding, the opportunity to review and evolve the current floodplain management program is an important strategy.

### Financial Impact

There is a requirement for the City to provide a \$40,000 match. This match is proposed to come from previously appropriated CIP Climate Initiative Funds.

### Recommendation

Staff recommends City Council adopted the attached Resolution.

**Recommended Motion (if Applicable)**

"I move to adopt the attached Resolution appropriating \$400,000 in DCR CFPF Funds and local match to support capacity building and planning of the City's Floodplain Management Program and Authorizing the City Manager to execute a Grant Agreement"

**Attachments**

1. CFPF Appropriation Presentation 09152025
2. CFPF Grant Award Resolution



# ***Community Flood Preparedness Fund Grant Award***

**September 15, 2025**

# Background – Community Flood Preparedness Fund

The Virginia Community Flood Preparedness Fund (CFPF) was established through legislation passed during the 2020 session of the General Assembly.

Its purpose is to provide support for regions and localities across Virginia to reduce the impacts of flooding.

The Fund is operated by the Department of Conservation and Recreation (DCR) with implementation and management assistance from the Virginia Resources Authority.

The CFPF provides loans and grants for projects, studies, capacity building, and planning anywhere in the Commonwealth. These projects identify and address vulnerability for communities from sea level rise, stormwater, tidal flooding, and other flood risks.



**Virginia Department of Conservation and Recreation**  
CONSERVE. PROTECT. ENJOY.



# Background – CFPF and RGGI

The CFPF is funded by proceeds of the Regional Greenhouse Gas Initiative (RGGI) – a market-based cap-and-invest program designed to reduce carbon dioxide (CO<sub>2</sub>) emissions from the power sector in the northeastern and mid-Atlantic United States. The program requires power plant owners to purchase an allowance for every ton of carbon dioxide their plant emits. This occurs through a quarterly auction process.

- 50% of RGGI proceeds fund low-income energy efficiency programs
- 45% of RGGI proceeds fund the Community Flood Preparedness Fund (CFPF)
- 5% of RGGI funds for administration

The 2020 Clean Energy and Community Flood Preparedness Act requires Virginia's participation in RGGI.

Virginia participated in RGGI for three years (2021-2023). During that time, carbon pollution from power plants dropped 22% and Virginia received \$827 million for statewide programs.

The Virginia Air Pollution Control Board removed Virginia from the cooperative effort through a regulatory action at the behest of the Youngkin administration. This administrative action is the subject of an ongoing lawsuit. As of January 1, 2024, Virginia is no longer participating in RGGI.

# Background

**2021 Comprehensive Plan** includes a strategy to “*Preserve and enhance wetlands, floodplains, and other features that provide natural resiliency against climate change.*”

**2023 Hazard Mitigation Plan** includes floodplain management-related actions.

**2023 Charlottesville Climate Risk and Vulnerability Assessment** identified increasingly intense precipitation and flooding as one of the top risks.

**Resilient Together** project is developing a **Climate Adaptation and Resilience Plan** that will incorporate this risk and present implementation strategies.

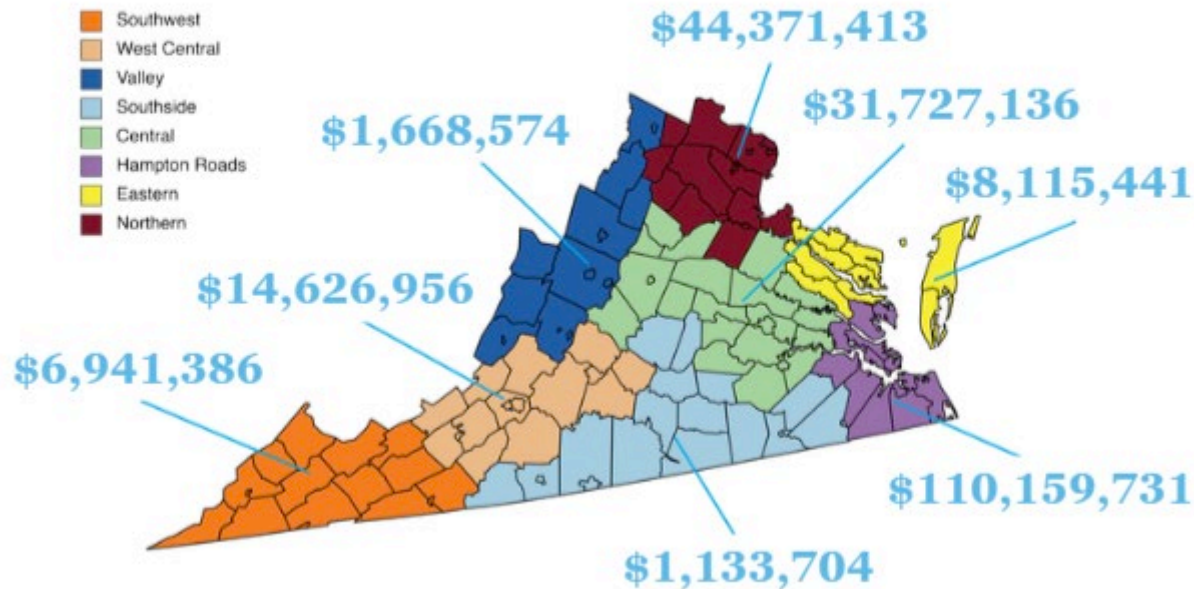
**2023 Flood Resilience Plan** needs to be activated and operationalized.

Upcoming **Environmental Regulations and Policy Review** project contemplates floodplain management within the context of water resources (stormwater, stream protection, etc.) and as part of the suite of environmental topics.

# Background – Charlottesville CFPF Projects

## Community Flood Preparedness Fund: Geographic Disbursement

Regions of Virginia



**Rounds 1-5 (10/05/2021 - 07/02/2025)**

### Charlottesville Projects

Previously Awarded = \$522,776

- Round 1: Moores Creek Watershed model (Sept 2021)
- Round 2: Flood Resilience Plan (Dec 2021)
- Round 3: Meadow Creek and Rivanna River Watersheds model (Sept 2022)

### Charlottesville Project

Recently Awarded = \$360,000

- Round 5: Floodplain Management Program Capacity Building & Flood Resilience Plan Update



# Recent Award

**Project:** Floodplain Management Program Review and Flood Resilience Plan Update

**Application Category:** Capacity Building and Planning



**Award Amount:** \$360,000

**Local Match:** \$40,000

**Term:** Aiming to complete project in 3 years  
(Funded activity must be completed within 60 months)

Opportunity to review floodplain program baseline, conduct gap analysis, review roles and responsibilities, identify applicable best practices, integrate updated stormwater models, update plans and policies, review and prioritize identified mitigation projects, establish project funding and execution plan, focus on preparedness and communication, and develop proactive initiatives in consideration of flooding challenges resulting from a changing climate.



# Next Steps

- Appropriate Grant Funding
- Execute the Grant Agreement
- Develop Scope of Work
- Secure Consultant Services
- Engage internal interdisciplinary team of stakeholders (including Neighborhood Development Services, Utilities, Public Works, Parks & Recreation, Emergency Management, Office of Sustainability)



# Thank You!

## Questions?







**RESOLUTION #R-\_\_-\_\_**

**Appropriating Virginia Department of Conservation and Recreation (DCR)  
Grant Funding and Local Match to Support the City's Floodplain Management Program  
and Authorizing the City Manager to  
execute a Grant Agreement in the amount of \$400,000**

**WHEREAS**, the City of Charlottesville has been awarded \$360,000 from the Virginia Department of Conservation and Recreation to support capacity building and planning of the City's Floodplain Management Program; and

**WHEREAS**, the grant requires a local match in the amount of \$40,000, which will be contributed from funds previously appropriated in the CIP Climate Initiative Fund

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Charlottesville, Virginia, that upon receipt of the awarded grant funding from the Virginia Department of Conservation and Recreation, the sum of \$400,000 is hereby appropriated as follows:

Revenues			
\$360,000	Fund: 209	I/O: 1900610	G/L Account: 430110
Transfers			
\$40,000	Fund: 426	I/O :1000028	G/L Account: 561209
Expenditures			
\$400,000	Fund: 209	I/O: 1900610	G/L Account: 530550

**BE IT FURTHER RESOLVED** that City Council authorizes the City Manager to execute a grant agreement, with the Virginia Resource Authority to support capacity building and planning of the City's Floodplain Management Program, and other related documents, requisitions or agreements, on behalf of the City; provided that the City Manager may delegate signature authority to a Deputy City Manager. City Council hereby further approves the in-kind staff contribution and cash local match described above.

Approved by Council  
October 6, 2025

\_\_\_\_\_  
Kyna Thomas, MMC  
Clerk of Council

# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Resolution authorizing the City's participation in the proposed settlements of Opioid-related claims against ALVOGEN, AMNEAL, APOTEX, HIKMA, INDIVIOR, MYLAN, SUN, and ZYDUS (1 of 2 readings)</b>
<b>Staff Contact(s):</b>	Ashley Marshall, Deputy City Manager, John Maddux, City Attorney
<b>Presenter:</b>	<b>Ashley Marshall, Deputy City Manager</b>
<b>Date of Proposed Action:</b>	September 15, 2025

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### Issue

The City of Charlottesville is eligible for additional Opioid Settlement funding from eight opioid manufacturers under the accepted Virginia Collaborative process.

### Background / Rule

A formal communication from the National Opioids Settlements Implementation Administrator went out to all Virginia cities and counties in August 2025 concerning the proposed settlement of opioid-related claims reached against eight opioid manufacturers: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus. All litigating localities are required to have their governing bodies approve a resolution pertaining to this additional settlement.

### Analysis

Eight additional opioid manufacturers—Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus—have reached a series of new national settlement agreements. These companies have agreed to pay a combined total of approximately \$720 million to resolve opioid-related claims nationwide.

Our ability to participate in and receive funds from these new settlements is governed by the Virginia Opioid Abatement Fund and Settlement Allocation Memorandum of Understanding, which the City of Charlottesville approved and adopted, affirming that any pending settlement would be subject to that Virginia MOU. These new funds will be administered similarly to those from prior settlements with McKesson, Cardinal Health, AmerisourceBergen, Janssen, Teva, Allergan, CVS, Walgreens, Walmart, and Kroger.

As with prior settlements, states and local governments that want to participate in this 2025 settlement can legally opt in by executing the required participation and release forms, including the proposed resolution, by October 8, 2025. These settlements are part of the ongoing proceedings in the *In re: National Prescription Opiate Litigation*, MDL No. 2804 (N.D. Ohio), Case No. 1:17-md-2804. The City of Charlottesville remains committed to using these funds to combat the opioid crisis and support the health and well-being of our residents.

For more detailed information, including the full settlement agreements and implementation details, please visit the official website: <https://nationalopioidsettlement.com/>

### Financial Impact

The City of Charlottesville is eligible to receive a portion of the settlements, with amounts distributed based on participation rates and the allocation formula under the Virginia MOU. There is no impact to

the General Fund, and this funding is restricted to allowable usages as identified by the settlement documents and the Virginia Opioid Abatement Authority.

### **Recommendation**

Pursuant to the City Council's previous approval of similar opioid-related settlements, adopt the attached Resolution approving the County's participation in the proposed settlements of opioid-related claims against Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus, and authorize the City Manager and City Attorney to execute the necessary documentation to effectuate the City of Charlottesville's participation.

### **Recommended Motion (if Applicable)**

### **Attachments**

1. September 2025 Proposed Settlement Authorization
2. RESOLUTION\_ ALVOGEN\_ AMNEAL\_ APOTEX\_ HIKMA\_ INDIVIOR\_ MYLAN\_ SUN\_ ZYDUS
3. 2025 Charlottesville Notice National Opioids Settlements for Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, Zydus
4. Dec06 2021-Cert. Resolution approving Virginia Opioid MOU



# *Charlottesville*



## **Opioid-Related Claims Settlement**

**September 2025**

**Staff Contact: Ashley Reynolds Marshall**



# Charlottesville & Opioid Settlements

- In 2021, the City Council approved participation in the **Virginia Opioid Abatement Fund & Settlement Allocation**.
- This allowed Charlottesville to benefit from statewide opioid litigation without filing a lawsuit as an individual city.
- Prior settlements included major distributors, manufacturers, and retail pharmacies.
- Charlottesville's Estimated Totals FY 2022 through FY2042: **\$1,509,300.26**

Charlottesville's estimated 20-year total allocation is composed of: \$1,053,648.40 from *Manufacturer Direct Distribution*; \$364,521.49 from *eligible OAA Individual Distribution\**; and \$91,130.37 from *eligible OAA Gold Standard Incentive\** (*OAA Individual Distribution and Gold Standard Incentive funding totals equal what Charlottesville would qualify for should we submit successful applications and abide by all OAA rules and regulations*)



# Additional Manufacturers

National settlements now available with: ***Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, Zydus***

Total Settlement Nationwide: \$720 million from all parties

- Virginia specifically will receive up to *\$16.4 million*
  - Funds will be channeled through the Virginia Opioid Abatement Authority (OAA) for prevention, treatment, and recovery programs
  - City allocation is unknown at this time
- Funds are restricted for opioid remediation, prevention, and recovery efforts.
- Local participation requires Council authorization.

# Next Steps for Charlottesville

- Approve City participation in the new settlements.
- Direct the City Attorney (and/or outside counsel) to execute documents and release claims.
- Action is consistent with the 2021 MOU and prior Council authorizations.
- Ensures Charlottesville secures its share of funding to address local opioid impacts.



*Charlottesville*



## RESOLUTION #R-\_\_-\_\_

A RESOLUTION OF THE CITY OF CHARLOTTESVILLE CITY COUNCIL APPROVING OF THE CITY'S PARTICIPATION IN THE PROPOSED SETTLEMENTS OF OPIOID-RELATED CLAIMS AGAINST ALVOGEN, AMNEAL, APOTEX, HIKMA, INDIVIOR, MYLAN, SUN, AND ZYDUS, AND DIRECTING THE CITY ATTORNEY TO EXECUTE THE DOCUMENTS NECESSARY TO EFFECTUATE THE CITY'S PARTICIPATION IN THE SETTLEMENTS

WHEREAS, the opioid epidemic that has cost thousands of human lives across the country also impacts the Commonwealth of Virginia and its counties and cities, including the City of Charlottesville by adversely impacting the delivery of emergency medical, law enforcement, criminal justice, mental health and substance abuse services, and other services by Charlottesville's various departments and agencies; and

WHEREAS, the Commonwealth of Virginia and its counties and cities, including Charlottesville, have been required and will continue to be required to allocate substantial taxpayer dollars, resources, staff energy, and time to address the damage the opioid epidemic has caused and continues to cause the citizens of the Commonwealth and Charlottesville and

WHEREAS, settlement proposals have been negotiated that will cause the opioid manufacturers Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus (collectively, "the Manufacturers") to pay an aggregate of approximately \$720 million dollars nationwide to resolve opioid-related claims against them; and

WHEREAS, the City has approved and adopted the Virginia Opioid Abatement Fund and Settlement Allocation Memorandum of Understanding (the "Virginia MOU"), and affirms that each of the pending settlements with the Manufacturers shall be considered a "Settlement" that is subject to the Virginia MOU, and shall be administered and allocated in the same manner as the opioid settlements entered into previously with opioid distributors McKesson, Cardinal Health, and AmerisourceBergen, opioid manufacturers Janssen Pharmaceuticals, Teva Pharmaceuticals, and Allergan, and retail pharmacy chains CVS, Walgreens, Walmart, and Kroger;

WHEREAS, the City Attorney has reviewed the available information about the proposed settlements with the Manufacturers and has recommended that the City participate in the settlements to recover its share of the funds that the settlements would provide.

NOW THEREFORE BE IT RESOLVED that the Charlottesville City Council, this \_\_ day of September 2025, approves of the City's participation in the proposed settlements of opioid-related claims against the Manufacturers, and directs the City Attorney to execute the documents necessary to effectuate the City's participation in the settlements, including the required release of claims against the Manufacturers.

Approved by Council  
October 6, 2025

\_\_\_\_\_  
Kyna Thomas, MMC  
Clerk of Council

National Opioids Settlements: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, Zydus  
Opioids Implementation Administrator  
[opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com)

Charlottesville city, VA  
Rubris Reference Number: CL-1767453

**TO LOCAL POLITICAL SUBDIVISIONS AND SPECIAL DISTRICTS:  
THIS NOTICE CONTAINS IMPORTANT INFORMATION ABOUT NATIONAL OPIOID  
SETTLEMENTS.**

**SETTLEMENT OVERVIEW**

Proposed nationwide settlement agreements (“Settlements”) have been reached that would resolve opioid litigation brought by states, local political subdivisions, and special districts against eight opioids manufacturers, Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus (the “Manufacturers”). Local political subdivisions and special districts are referred to as “subdivisions.”

The Settlements require the settling Manufacturers to pay hundreds of millions of dollars to abate the opioid epidemic. The Settlements will provide a maximum of approximately \$720 million in cash to participating states and subdivisions to remediate and abate the impacts of the opioid crisis. Depending on participation by states and subdivisions, the Settlements require:

- Alvogen to immediately pay up to approximately \$19 million;
- Amneal to pay up to approximately \$74 million over 10 years, and to provide either approximately \$177 million of its generic version of the drug Narcan or up to an additional approximately \$44 million in cash;
- Apotex to immediately pay up to approximately \$65 million;
- Hikma to immediately pay up to approximately \$98 million, and to provide either approximately \$35 million of its naloxone product or up to an additional approximately \$7 million in cash;
- Indivior to pay up to approximately \$75 million over five years, a portion of which, at the election of the state, could be paid in the form of Indivior’s branded buprenorphine and/or nalmefene products with a value of up to \$140 million.;
- Mylan to pay up to approximately \$290 million over nine years;
- Sun to immediately pay up to approximately \$32 million; and
- Zydus to immediately pay up to approximately \$15 million.

The Settlements also contain injunctive relief governing opioid marketing, sale, distribution, and/or distribution practices and require the Manufacturers to implement safeguards to prevent diversion of prescription opioids.

Each of the proposed settlements has two key participation steps.

**First**, each eligible state decides whether to participate in each Settlement. A list of participating states for each settlement can be found at <https://nationalopioidsettlement.com/>.

**Second**, eligible subdivisions within each participating state decide whether to participate in each Settlement. The more subdivisions that participate, the more funds flow to that state and its subdivisions. Any subdivision that does not participate cannot directly share in any of the settlement funds, even if the subdivision’s state is settling and other participating subdivisions are sharing in settlement funds. If the state does not participate in a particular Settlement, the subdivisions in that state are not eligible to participate in that Settlement.



## **WHO IS RUBRIS INC. AND WHAT IS THE IMPLEMENTATION ADMINISTRATOR?**

The Settlements provide that an Implementation Administrator will provide notice and manage the collection of participation forms. Rubris Inc. is the Implementation Administrator for these new Settlements and was also retained for the prior national opioid settlements.

## **WHY IS YOUR SUBDIVISION RECEIVING THIS NOTICE?**

Your state has elected to participate in one or more of the Settlements, and your subdivision may participate in those Settlements in which your state has elected to participate. This notice is also sent directly to counsel for such subdivisions if the Implementation Administrator has their information.

*If you are represented by an attorney with respect to opioid claims, please contact them.*

**Subdivisions can participate in the Settlements whether or not they filed a lawsuit or are represented.**

## **WHERE CAN YOU FIND MORE INFORMATION?**

Detailed information about the Settlements, including each settlement agreement, may be found at: <https://nationalopioidsettlement.com>. This website also includes information about how the Settlements are being implemented in most states and how funds will be allocated within your state.

You are encouraged to review the settlement agreement terms and discuss the terms and benefits with your counsel, your Attorney General's Office, and other contacts within your state. Information and documents regarding the Settlements and your state allocation can be found on the settlement website at <https://nationalopioidsettlement.com/>.

Your subdivision will need to decide whether to participate in the proposed Settlements, and subdivisions are encouraged to work through this process before the **October 8, 2025** deadline.

## **HOW DO YOU PARTICIPATE IN THE SETTLEMENTS?**

The Settlements require that you take affirmative steps to "opt in" to the Settlements.

In the next few weeks, you will receive documentation and instructions from the Implementation Administrator or, in some cases, your Attorney General's Office. In order to participate in a settlement, a subdivision must sign and return the required Participation Form for that settlement.

Please add the following email addresses to your "safe" list so emails do not go to spam / junk folders: [dse\\_na3@docusign.net](mailto:dse_na3@docusign.net) and [opioidsparticipation@rubris.com](mailto:opioidsparticipation@rubris.com). Please monitor your email for the Participation Forms and instructions.

All required documentation must be signed and returned on or before **October 8, 2025**.

**RESOLUTION**  
**APPROVING PARTICIPATION BY THE CITY OF CHARLOTTESVILLE IN THE**  
**VIRGINIA OPIOID ABATEMENT FUND AND APPROVING THE CITY'S**  
**EXECUTION OF THE VIRGINIA SETTLEMENT ALLOCATION MEMORANDUM**  
**OF UNDERSTANDING**

**WHEREAS**, the opioid epidemic that has cost thousands of human lives across the country also impacts the Commonwealth of Virginia and its cities and counties by adversely impacting, amongst other things, the delivery of emergency medical, law enforcement, criminal justice, mental health and substance abuse services, and other services; and

**WHEREAS**, the Commonwealth of Virginia and its cities and counties have been required and will continue to be required to allocate substantial taxpayer dollars, resources, staff energy and time to address the damage the opioid epidemic has caused and continues to cause the citizens of Virginia; and

**WHEREAS**, in order to advance their common interests, Virginia local governments and the Commonwealth of Virginia, through counsel, have extensively negotiated the terms of a memorandum of understanding relating to the allocation and use of litigation recoveries relating to the opioid epidemic ("Virginia Opioid Abatement Fund and Settlement Allocation Memorandum of Understanding" or "MOU") and the Council's approval of the MOU will allow the City to participate in and receive proceeds from the opioid settlements.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Charlottesville that the City's participation in the Commonwealth of Virginia's Opioid Abatement Fund and Settlement Allocation Memorandum of Understanding is approved, and the City Manager is hereby authorized to execute the MOU on behalf of the City. The City Manager and City Attorney are each hereby authorized by this Council to execute, on behalf of the City of Charlottesville and this Council, any other or additional documents that may be necessary to effectuate the City's participation in the MOU.

I, Kyna Thomas, do hereby certify that the foregoing writing is a true, correct copy of a resolution duly adopted by the City Council of the City of Charlottesville, Virginia, by a vote of   4   to   0  , as recorded below, at a regular meeting held on December 06, 2021.

	<u>Aye</u>	<u>No</u>
Mayor Walker	<u>  x  </u>	<u>      </u>
Vice Mayor Magill	<u>(absent)</u>	<u>      </u>
Councilor Hill	<u>  x  </u>	<u>      </u>
Councilor Payne	<u>  x  </u>	<u>      </u>
Councilor Snook	<u>  x  </u>	<u>      </u>



# Policy Briefing Summary

## City Council



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<b>Regarding:</b>	<b>Legislative Agenda Discussion - Part 1</b>
<b>Staff Contact(s):</b>	Samuel Sanders, Jr., City Manager, James Freas, Deputy City Manager, John Maddux, City Attorney
<b>Presenter:</b>	<b>Samuel Sanders, Jr., City Manager</b>
<b>Date of Proposed Action:</b>	September 15, 2025

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### Issue

In preparation for the submission of a Legislative Agenda, Council will discuss the recent recommendations received from its designated decision-making bodies. In addition, certain offices and departments of the city government have also submitted items for consideration.

### Background / Rule

TJPDC will work with the Legislative Committee of Council to finalize a set of policy priorities for delivery to the local delegation as an indication of support, opposition, or requests for consideration. This is part one of a two-part discussion.

### Analysis

Council will adopt their 2026 Legislative Agenda as an action item on October 20, 2025.

### Financial Impact

Financial impact has not yet been determined.

### Recommendation

The material presented is for discussion and consideration for inclusion in the final packet to be approved on October 20, 2025.

### Recommended Motion (if Applicable)

### Attachments

1. Proposed Sustainability Legislative Priorities
2. Proposed Human Rights Legislative Priorities
3. Proposed Planning Commission Legislative Priorities

## **Charlottesville**

### **Proposed 2026 General Assembly Legislative Priorities – Sustainability**

- Support the Commonwealth’s re-entry in the Regional Greenhouse Gas Initiative (RGGI).
- Maintain the intent of the Virginia Clean Economy Action (VCEA).
- Maintain the intent of the Clean Cars Standard; support adequate state resources for localities to invest in EVs and EV infrastructure.
- Support legislation related to utility Integrated Resource Planning reform (e.g., improving accessibility for nontraditional stakeholders, load growth data transparency, prioritizing energy efficiency and energy storage).
- Support legislation that creates a robust distributed energy resources (DER) environment to achieve both grid reliability and climate goals (e.g., shared solar, DER interconnection requirements, virtual power plants, power storage, state-level financing mechanisms).
- Support legislation that expands opportunities for net metering programs (e.g., eliminate the cap, standby charges, and fees).
- Fund the Virginia Clean Energy Innovation Bank.
- Support data center reform legislation to minimize environmental impacts and reduce financial burden on rate payers (e.g., building data disclosure, cost-share reform, transmission cost allocation).
- Support legislation authorizing localities to require greater building energy efficiency (stretch codes) and establish commercial building benchmarking within their jurisdictions
- Support legislation to enact a Bottle Bill (a.k.a., a beverage container deposit and redemption system) in Virginia.

## Notations to Support Consideration

- Support the Commonwealth's re-entry in the Regional Greenhouse Gas Initiative (RGGI).
  - [City is participating in a second amicus brief in support of Brief of Appellee regarding Virginia's withdrawal from RGGI; first one filed in January 2024.](#)
- Maintain the intent of the Virginia Clean Economy Action (VCEA).
  - [Summary of the VCEA](#)
- Maintain the intent of the Clean Cars Standard; support adequate state resources for localities to invest in EVs and EV infrastructure.
  - [HB1791: Electric Vehicle Rural Infrastructure Program and Fund; established and created. \(Introduced by: Richard C. "Rip" Sullivan, Jr. - Chief Patron\)](#)
  - [HB2087: Electric utilities; transportation electrification, definitions. \(Introduced by: Irene Shin - Chief Patron\)](#)
- Support legislation related to utility Integrated Resource Planning reform (e.g., improving accessibility for nontraditional stakeholders, load growth data transparency, prioritizing energy efficiency and energy storage).
  - [HB2413: Electric utilities; integrated resource plans, Phase I or Phase II files updated plans, etc. \(Introduced by: Candi Mundon King - Chief Patron\)](#)
  - [SB1021: Electric utilities; integrated resource plans, Phase I or Phase II files updated plans, etc. \(Introduced by: Scott A. Surovell - Chief Patron\)](#)
  - [SB 500: Electric utilities; integrated resource plans, grid-enhancing technologies and advanced conductors. \(Introduced by: Jennifer D. Carroll Foy\)](#)
- Support legislation that creates a robust distributed energy resources (DER) environment to achieve both grid reliability and climate goals (e.g., shared solar, DER interconnection requirements, virtual power plants, power storage, state-level financing mechanisms).
  - [Shared Solar Minimum Bill - SCC docket PUR-2025-00031](#)
  - [Interconnection Direct Transfer Trip \(DTT\) - SCC docket PUR-2024-00211](#)
  - [HB2346: Virtual power plant pilot program; each Phase II Utility shall petition SCC for approval to conduct \(Introduced by: Phil M. Hernandez - \(Chief Patron\)](#)
- Support legislation that expands opportunities for net metering programs (e.g., eliminate the cap, standby charges, and fees).
  - [Dominion's Net Metering Program Update Proposal - SCC docket PUR-2025-00079.](#)

- Fund the Virginia Clean Energy Innovation Bank.
  - [HB2509](#): Virginia Clean Energy Innovation Bank; established, report (Introduced by: Alfonso H. Lopez - Chief Patron)
- Support data center reform legislation to minimize environmental impacts and reduce financial burden on rate payers (e.g., building data disclosure, cost-share reform, transmission cost allocation)..
  - Siting/Zoning
    - [HB1601/SB1449](#): Locality authority to require site assessments for data centers on a variety of factors - sound, water, energy, etc.
    - [HB1984](#): No siting of data centers near parks, schools, or residential areas
    - [HB2026](#): Data centers classified as industrial use in localities' comprehensive plans, limiting their siting options
    - [SB1448](#): Requires a regulatory permitting system for Resource Intensive Facilities (RIF) which includes environmental impact
    - [SB284](#): No siting near historically significant sites.
  - [HB2027](#): CPCN for high load facilities
  - [HB2035](#): Water and energy usage info, statewide clearinghouse
  - [HB2377](#): Requires localities to incorporate alternative cooling methods into comprehensive plans for data center siting approvals
  - [HB2578](#): Clean energy and EE requirements for data centers to achieve retail sales and use tax exemption
  - [HB910](#): Requires energy use reports from data centers to VADOE
  - Cost Allocation
    - [HB2101/SB960](#): expanded version of [HB2084](#) (passed)
    - [HB2684](#): Requires electric utilities to plan out generation and transmission infrastructure, specifically avoiding stranded assets (from data centers)
    - [HJR64](#): Study of revenue sharing for localities hosting data center infrastructure
    - [SB1243](#): Prohibits data center infrastructure cost sharing
    - [SB191](#): Meet data center demand at lowest possible cost
- Support legislation authorizing localities to require greater building energy efficiency (stretch codes) and establish commercial building benchmarking within their jurisdictions
  - [HB950](#) (Patron – Lopez and Sullivan) – 2024 session
  - [HB379](#) (Patron - Sullivan) – 2022 Session

- Support legislation to enact a Bottle Bill (a.k.a., a beverage container deposit and redemption system) in Virginia.
  - <https://www.vabottlebill.org/>



## CITY OF CHARLOTTESVILLE

*To be a place where everyone thrives*

Human Rights Commission  
P.O. Box 911  
Charlottesville, Virginia 22902  
Telephone: 434-970-3023  
[www.charlottesville.gov](http://www.charlottesville.gov)

August 29, 2025

Dear Mayor Wade and City Councilors,

Pursuant to Sec.2-433.(e) of the Charlottesville Human Rights Ordinance, it is the role of the Human Rights Commission to “make recommendations regarding the City’s annual legislative programs and policies that will address discrimination.” During our annual planning meeting on March 22<sup>nd</sup>, 2025, Commissioners identified “Housing Access and Stability Across Protected Classes and Economic Status” as the primary focus of our work in 2025. Commissioners sought feedback from community members and subject matter experts regarding specific, state-level legislation that may have both local and regional impacts on housing across protected classes and socioeconomic statuses.

At its regular meeting on August 21<sup>st</sup>, 2025, the Commission voted to recommend the following housing-related legislative priorities for your consideration as Council prepares its legislative recommendations for the Thomas Jefferson Planning District Commission for referral to the General Assembly. The Commission recommends that Council support enabling legislation related to the following key areas:

### 1. Tenant Rights and Protections:

- **Amend the Virginia Residential Landlord and Tenant Act to allow tenants to raise unsafe or unsanitary conditions as an affirmative defense to non-payment of rent in eviction cases.**
- **Amend the Virginia Residential Landlord and Tenant Act to remove barriers to tenants enforcing the right to habitability.** Under current law, a tenant must follow often lengthy procedures and be up to date on all rent payments before suing a landlord for conditions that make their homes uninhabitable.
- **Amend the Virginia Residential Landlord and Tenant Act to increase transparency during the tenant screening process** by requiring landlords to list minimum criteria before accepting applications and provide reasons for a tenant’s application denial.



- **Reinstate 14-day pay or quit notices.** Under current law, after a tenant is five days late in paying rent, a landlord can issue a five-day "pay or quit" notice requiring the tenant to pay full rent or face eviction proceedings. By extending the five-day "pay or quit" window to fourteen days, tenants have a better chance of accessing funds and avoiding housing instability and homelessness.
- **Increase protections against landlord retaliation** by including non-renewal of leases as a form of prohibited landlord retaliation against those who have filed complaints of discrimination.
- **Require that critical lease information be made available in languages other than English.**

2. Excessive Rental Costs:

- **Limit fees for rental applications and/or allow groups of tenants to submit a single application.**
- **Require landlords to disclose to prospective rental applicants a complete list of additional fees** involved in renting as a separate document prior to tenant application.
- **Support enabling legislation to allow for local rent stabilization to prevent price gouging** and resultant housing instability and displacement.

3. Increased Funding for Affordable Housing and Housing Assistance:

- **Increase funding and make permanent the Virginia Eviction Reduction Pilot Program (VERP).** Established in 2020 to support the creation of local/regional coordinated systems to prevent evictions, this program provides local organizations with resources to help families access emergency financial assistance, case management, and court navigation.
- **Establish statewide pilot program funded at \$60 million annually for two years** to provide rental assistance for 5,000 very low-income families across Virginia.
- **Increase annual funding for Virginia Housing Trust Fund (VHTF) from \$87.5 million to \$150 million.** The VHTF provides loans to create, preserve, and support affordable housing, and provides grants targeted at reducing homelessness.

4. Expansion of Local Authority:

- **Amend the Virginia Residential Landlord and Tenant Act to allow localities to sue landlords** who fail to maintain health and safety standards of rental units.
- **Grant localities right of first refusal during the sale of publicly-supported affordable housing.** This would ensure localities have the opportunity to purchase affordable housing before it expires.

5. Homelessness & Wraparound Services:

- **Require that each county and city in Virginia maintain a public overnight homeless shelter or fund a private equivalent.**
- **Support the expansion of Permanent Supportive Housing (PSH)** for people with disabilities and others with complex needs.

- **Support comprehensive probation reform bills that offer increased housing support** and services to aid in successful re-entry of those exiting incarceration.
- **Recognize homelessness as a protected class** in the Virginia Human Rights Act and Virginia Fair Housing Law to prohibit discrimination based upon an individual's housing status.
- **Support the passage of a Homeless Bill of Rights** codifying the right of unhoused individuals to move freely in public spaces; to receive equal treatment by state and municipal authorities; to maintain employment, privacy, and personal property; and to vote.
- **Increase public mental health care funding.**

The Commission welcomes questions, feedback, and dialogue with City Council about these recommendations. The Commission also requests that Council communicate regarding the recommendations included in its proposal to the Thomas Jefferson Area Planning District. Commissioners look forward to planning with Council in advance of submitting legislative recommendations next year. Please do not hesitate to reach out to me or the Office of Human Rights should you have any questions prior to making your recommendations or if you wish to schedule a time to meet.

Sincerely,



Heather Roberson Gaston  
Chair  
Charlottesville Human Rights Commission

# CITY OF CHARLOTTESVILLE

Department of Neighborhood Development Services

City Hall Post Office Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359



TO: Charlottesville City Council  
FROM: Charlottesville Planning Commission  
DATE: August 29, 2025  
SUBJECT: **State Legislative Items for Consideration**

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Charlottesville Planning Commission Chair asked Commissioners Solla-Yates and d'Oronzio to draft a memo of potential legislative items for discussion at their August 26, 2025 work session. The Commission discussed and would like to provide the following for consideration of the City Legislative Committee:

1. We recommend directing the City Attorney to craft a recommendation to make modifications to the language of 15.2-2222.1 part B pertaining to rezonings proposed by the locality.
2. We recommend that in order to expedite development review, 15.2-2286.3 be amended to give the governing body the power to delegate the power to approve special exceptions to the Planning Commission.
3. We recommend that in order to expedite development review, 15.2-2286.4 be amended to allow the given "hardship standard" to be replaced by guidelines approved by the local governing body to set parameters for modifications of the zoning ordinance as required.
4. We recommend that in order to clarify legal authority, Virginia code section 15.2-2285 part F offer clear guidance on what "harm" is to establish legal standing for appeal. Increased property values is not harm. Residential use is not harm.
5. We recommend again asking that the state legislature "...allow all localities the option of enacting a one-cent sales tax increase to provide local revenue for the construction or renovation of public-school facilities. Currently, only a few localities have been designated as "qualifying localities" under the provisions of Va. Code a. §§58.1-602, 58.1-605.1, and 58.1-606.1 to raise revenue in this manner", yet the need for this additional revenue source extends beyond those few localities that have it." <https://law.lis.virginia.gov/vacode/title58.1/chapter6/>

6. We additionally recommend that House Bill number 2012 offered January 11, 2023 by Delegate Sally Hudson amending “58.1-3221.1. Classification of land and improvements for tax purposes.” be considered again and add all other localities participating in the Thomas Jefferson Planning District Commission. This speaks to current housing and transportation plans. <https://lis.virginia.gov/cgi-bin/legp604.exe?231+ful+HB2112>
7. We recommend expanding tree requirement powers granted in “15.2-961.3. Replacement of trees during development process in localities.” to permit the requirement of twenty percent tree canopy for all uses and a greater percent in flood plains and riparian areas. <https://law.lis.virginia.gov/vacode/title15.2/chapter9/section15.2-961.3/>
8. We support statewide permitting of Accessory Dwelling Units.
9. We support expanded state resources for land holding nonprofit organizations to provide affordable housing.
10. We support an expanded timeline and resources to purchase mobile home parks. Supporting purchase documentation should be required to be shared with tenants as they become available. We likewise recommend increasing compensation for tenants at purchase and linking that rate to inflation.
11. We support the creation of a state School Streets program and funding for design and implementation similar to Canadian and European examples.
12. We recommend the creation of a committee to study deed restrictions and covenants to ensure compliance with law, equity and affordable housing goals. We recommend studying regularization of terms for consistency.
13. We recommend studying the adjustment of the state building code to treat six units and below as residential code, the same as single family and duplex and continue to treat buildings with seven units and above as commercial, similar to the Memphis, Tennessee example.
14. We recommend creation of a study committee to review issues of safe and efficient street design as they may conflict with fire apparatus access.
15. We recommend revision of § 55.1-319 to expand its applicability for primary residences and update figures and process to meet current timeframes.



Code of Virginia

Title 55.1. Property and Conveyances

Subtitle I. Property Conveyances

Chapter 3. Form and Effect of Deeds and Covenants; Liens

Article 2. Form and Effect of Deeds of Trust; Sales Thereunder; Assignments; Releases

## § 55.1-319. Priority of residential refinance mortgage over subordinate mortgage

A. As used in this section:

"Prior mortgage" means a mortgage, deed of trust, or other instrument encumbering or conveying an interest in residential real estate containing not more than ~~one~~<sup>four</sup> dwelling unit to secure a financing.

"Refinance mortgage" means a mortgage, deed of trust, or other instrument encumbering or conveying an interest in residential real estate containing not more than ~~one~~<sup>four</sup> dwelling unit to secure a refinancing.

"Refinancing" means the replacement of a loan secured by a prior mortgage with a new loan secured by a refinance mortgage and the payment in full of the debt owed under the original loan secured by the prior mortgage.

"Subordinate mortgage" means a mortgage or deed of trust securing an original principal amount not exceeding ~~\$150,000~~<sup>\$300,000.00</sup>, encumbering or conveying an interest in residential real estate containing not more than ~~one~~<sup>four</sup> dwelling unit that is subordinate in priority (i) under subdivision A 1 of § 55.1-407 or (ii) as a result of a previous refinancing.

B. Upon the refinancing of a prior mortgage, a subordinate mortgage shall retain the same subordinate position with respect to a refinance mortgage as the subordinate mortgage had with the prior mortgage, provided that:

1. Such refinance mortgage states on the first page thereof in bold or capitalized letters: "THIS IS A REFINANCE OF A (DEED OF TRUST, MORTGAGE OR OTHER SECURITY INTEREST) RECORDED IN THE CLERK'S OFFICE, CIRCUIT COURT OF (NAME OF COUNTY OR CITY), VIRGINIA, IN DEED BOOK \_\_\_\_, PAGE \_\_\_\_, IN THE ORIGINAL PRINCIPAL AMOUNT OF \_\_\_\_, AND WITH THE OUTSTANDING PRINCIPAL BALANCE WHICH IS \_\_\_\_ WHICH HAD AN INTEREST RATE OF \_\_% PER ANNUM.";
2. The principal amount secured by such refinance mortgage does ~~not~~<sup>not</sup> exceed the outstanding principal balance secured by the prior mortgage plus ~~\$5,000~~<sup>\$10,000</sup>; and
3. The interest rate of the refinance mortgage at the time it is recorded does not exceed the interest rate of the prior mortgage. The interest rate of the prior mortgage shall be stated on the first page of the refinance mortgage.

C. The priorities among two or more subordinate mortgages shall be governed by subdivision A 1 of § 55.1-407.

D. The provisions of subsection B shall not apply to a subordinate mortgage securing a promissory note payable to any locality or any agency, authority, or political subdivision of the

# Summary of Comments on COV55.1-319 PBd initial mark up.pdf

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Page: 1

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- Number: 1 Author: Phil Subject: Sticky Note Date: 8/28/2025 1:59:03 PM  
Section A - update all language to refer to no more than 4 units. Single unit restriction isn't in line with current housing trends, to include accessory units and 2,3, and 4 plexes, and many affordable housing efforts are leveraging these property types.
- Number: 2 Author: Phil Subject: Sticky Note Date: 8/28/2025 1:57:54 PM  
"Subordinate mortgage - 150k to 300k. 150k in 2011 is ~220k today, and housing costs have out paced inflation. 150k is nothing on a HELOC in many markets in the commonwealth.
- Number: 3 Author: Phil Subject: Sticky Note Date: 8/28/2025 2:00:00 PM  
B 1 -does the language here need to be cleaned up/clarified/updated to reflect the 2021 amendment in 318.1 and B3 herein? Should we add another option in the parenthetical? "(Deed of Trust, Mortgage, Other Security Interest, or Loan Document)?"
- Number: 4 Author: Phil Subject: Sticky Note Date: 8/28/2025 1:57:37 PM  
B2 - As base loan amounts increase, so do closing costs. 10k doesn't do the job in many cases, but still has borrowers bringing money to the table. But 2-3k to the table and 6-7k to the table is the difference between "go" and "no go" for many, many borrowers.
- Number: 5 Author: Phil Subject: Sticky Note Date: 8/28/2025 1:59:30 PM  
B3 - We need a provision for dealing with adjustable rate mortgages... Complicated, and in the weeds but extend the first sentence with something like "... prior mortgage, or in the case of a mortgage with an adjustable rate feature, the rate of the refinance mortgage is no greater than 100bps (1 percentage point) higher than the projected rate at the next adjustment, such projection to be based upon the underlying index governing the prior mortgage." In other words, if a borrower has an ARM, they know the ARM adjustment is going to result in an increase in rate, they can flip to another loan that may be of a higher rate, but will be stabilized and not jackpot them



Commonwealth if such subordinate mortgage is financed pursuant to an affordable dwelling unit ordinance adopted pursuant to § [15.2-2304](#) or [15.2-2305](#), or pursuant to any program authorized by federal or state law or local ordinance or resolution, for (i) low-income and moderate-income persons or households or (ii) improvements to residential potable water supplies and sanitary sewage disposal systems made to address an existing or potential public health hazard, and which mortgage, if recorded on or after July 1, 2003, states on the first page thereof in bold or capitalized letters: "THIS (DEED OF TRUST, MORTGAGE OR OTHER SECURITY INTEREST) SHALL NOT, WITHOUT THE CONSENT OF THE SECURED PARTY HEREUNDER, BE SUBORDINATED UPON THE REFINANCING OF ANY PRIOR MORTGAGE."

2000, c. [971](#), § 55-58.3; 2002, c. [172](#); 2003, c. [381](#); 2011, c. [77](#); 2014, c. [338](#); 2019, c. [712](#); 2021, Sp. Sess. I, c. [13](#).

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

This page contains no comments