

Housing Advisory Committee (HAC) Minutes
December 17, 2025
City Space Conference Room 12p - 2p

HAC Members Present:

- Joy Johnson, Chair, Affordable Housing Beneficiary (JJ)
- Sunshine Mathon, Vice Chair, Non-profit - Piedmont Housing Alliance (SM)
- Mike Parisi, Secretary, At-Large (MCP)
- Rich Bard, Affordable Housing Beneficiary (RB)
- Phil d'Oronzio, Real Estate Professional (PdO)
- Nicole Scro, Real Estate Professional (NS)
- Dan Rosenweig, Non-profit - Habitat for Humanity (DR)
- Michael Payne, City Councilor (MP)

HAC Members Absent:

- Heather Griffith, Real Estate Professional (HG)
- Peppy Linden, At-Large (PL)
- John Sales, Non-profit - Charlottesville Redevelopment & Housing Authority (JS)

Staff Members Present:

- Ose Akinlotan, Long-Range Planning Manager, Neighborhood Development Services
- Matt Aflele, Development Planning Manager, Neighborhood Development Services
- Kellie Brown, Director, Neighborhood Development Services
- Tori Kanellopoulos, Long Range Principal Planner, Neighborhood Development Services (TK)
- Madelyn Metzler, Acting Housing Program Manager, Neighborhood Development Services (MM)
- Alan Peura, Performance Analyst, City Manager's Office (AP)

Other Attendees:

- Emily Dreyfuss, Legal Aid Justice Center
- Wendy Gao, Public Housing Association of Residents (PHAR)
- Kathleen Glenn-Matthews, Charlottesville Redevelopment & Housing Authority

1. Welcome

JJ: Calls meeting to order 1209pm.

2. Introductions and Attendance

3. Staff Updates

a. Housing Division

MM: CSRAP (Charlottesville Supplemental Rental Assistance Program) report will be distributed to HAC members; engagement later in 2026. How to strengthen the program, meet the needs of residents making <30% AMI (area median income).

KB: Consultant on board to lead evaluation of City's housing office. Has experience in Virginia Beach establishing their housing division. Will come to HAC in ~Feb/Mar, members may hear from him seeking feedback.

MM: Next month Laurie Jean Talun from TJPDC (Thomas Jefferson Planning District Commission) coming to HAC re: area housing study.

b. Tax Abatement Study

AP: Tax Abatement process started in April, City Council received presentation. Council asked staff to start study, perform market analysis re: impediments to housing construction, quantify the cost of construction, look at possible incentives for Inclusionary Zoning requirements. 3TP Consulting working on the final edits to report and feasibility model. Planning Commission presentation will be January 13. Report will be available to HAC to review soon. 3TP working to get cost info from current and recent projects—abandoned, completed, and in process.

Major findings in report:

- Current market conditions are very challenging due to high costs in construction materials (from tariffs, inflation) and the high cost of financing despite recent federal rate cuts. These cuts haven't filtered down yet.
- The Inclusionary Zoning (IZ) requirements in the Development Code do materially increase construction costs, but are not in and of themselves the ultimate barrier to feasibility.
- Looked at other models across the country and concluded that using a tax increment financing model would stress City finances.
- Rent gap model (also known as Baltimore model) could be feasible. Abatement formula = the loss of revenue from the difference in the rent from required affordable dwelling units (ADUs) compared to rent from market rate units. This would fill some of that revenue gap with tax incentives.
- Other incentive opportunities to pair with tax abatement will be included in the report.

SM: A tax abatement would be insufficient on its own because of interest rates and other factors out of our control?

AP: A tax abatement *that wouldn't put future budget revenue at risk* would be insufficient on its own. 3TP's model can be used as market conditions change in the future to reevaluate tax abatement's effects.

PdO: Does the model address situations where ADUs are not required by Development Code but an incentive might be considered anyway. Ex: 4-unit building in zone R-A with one ADU. Could be a bigger bang for the buck in smaller projects like these.

AP: Yes, the model can be used for projects of different sizes. Talked about bridge loan scenarios, which can also be modeled.

KB: Planning Commission meeting is information only. No schedule for presenting to Council yet. Continuing to gather feedback and consider tax abatement's relation to other aspects under study currently.

NS: Baltimore model threads needle between staff concerns about effects on budget, Council concerns about giving too much of an incentive, making the IZ requirements work. The difference between 80% and 60% AMI levels is significant—calibrating policy to make more housing units available to housing voucher holders is crucial.

AP: Model can adjust for different AMI levels, but vouchers specifically are not built in right now.

JJ: Need to be.

KB: Will put it on the list for consideration.

DR: What return on investment assumptions are built into the model?

AP: They are in the model, but don't recall off hand.

DR: Does the model include federal Opportunity Zone tax incentives?

AP: Beyond the current scope, but the recommendation is in place. Talked to other localities that did pair OZ tax incentives with other tax abatements.

MCP: Currently two OZs in Charlottesville, the Fifeville census tract and the Ridge Street census tract (includes parts of downtown, Ix, Belmont).

Extended discussion of how OZs work

AP: The Excel model will be owned and maintained by NDS staff once it's complete.

c. Long-Range Planning

OA: Long-Range Planning department within NDS was established in February 2025. Staff includes Tori Kanellopoulos, and interns Sarah Kim and Mike Parisi [current HAC Secretary]. LRP's purpose: to make sure City's decisions align with the community's vision for the future, translate community priorities into policy and program implementation. Relies on the Just Communities framework which embeds racial and social equity in implementation. Focus on anti-displacement, inclusive government, wealth building.

Outlines Parks & Rec Plan process: Start with Comprehensive Plan, use those priorities and recommendations to guide Parks & Rec Master Plan, then follow on with a Small Area or Neighborhood Plan that can result in Capital Improvement Plan (CIP) funding for project implementation that aligns with Comp Plan priorities. LRP's role is to align intent with actions.

2025 LRP Highlights:

- Contract with Social Pinpoint and the new "Connect Charlottesville" engagement website
- Homestay/Short-term Rental community engagement and policy revision
- Neighborhood Factsheets
- Environmental Regulation study (presentation at Jan 5th City Council Work Session)
- 10th & Page/Rose Hill Neighborhood Plan (paused pending Council/City Manager direction)
- Planning Pop-Up events in 2026 at neighborhood locations (City of Promise, Tonsler Park, et al)

NS: Why is the Neighborhood Plan paused?

OA: Recent community concerns about zoning, and how to integrate addressing those concerns into the process.

JJ: Not all community members use City of Promise. Westhaven Community Center, Legal Aid would be other locations to include.

OA: Noted, can speak with you more and address those concerns.

JJ: Will connect you with resident planners working on redevelopment of Westhaven. Residents want to include the story of how Westhaven came to be following the demolition of Vinegar Hill with a Memory Wall project including pictures of how Westhaven was literally dug out of existing ground level. Current pushback to LV Collective's student housing proposal in large part because the project blocks residents' efforts to connect to West Main Street. Even if protest efforts are unsuccessful, it is crucial to include history and context on the site.

d. Development Code Amendments

MA: Leads development review and zoning code compliance in NDS, looks at development plans' compliance with Development Code.

Three Tier approach to Development Code amendments:

Tier 1 - Small changes, grammar, typos etc. Edits to reflect state-level changes.

Tier 2 - Clarifications to oversights and ambiguities in order to support original intent of code.

Tier 3 - Broader policy changes requiring more study and engagement.

Yearly process in place for Tiers 1 and 2. Planning Commission presentation Jan 13 with 70 Tier 1 and 20 Tier 2 changes.

SM: So Tier 1 is low impact changes, medium in tier 2, then large in tier 3.

MA: Tier 2 examples: Allowing duplexes to build to the property line in order to support intent of code.

NS: Has the issue of sublots in CX zones been included in Tier 2?

MA: Tier 3: Significant changes that need planning process to do community engagement.

Other Tier 3 Examples: Goals for RN-A districts, definition of "building", businesses in residential areas.

DR: After looking at many properties, don't see the Development Code as primarily responsible for making development difficult. Need to equally consider fire suppression and engineering regulations and their effects on development, can't just perfect the zoning aspect if we want more development. Where do these other two aspects sit with respect to review? Expertise here on HAC, would like to help NDS to look at those.

MA: Seeing those barriers come to the fore after implementation of new Development Code. Hoping to look at those in 2026.

MP: Suggests "political tier" of changes to zoning ordinance, items that don't need staff analysis, just Council approval.

e. ADU Manual In Lieu Fee/Student Housing Study

KB: Questions raised if contributions for student housing are fair, if requirements should be different for student housing versus other types, where student housing should be

allowed geographically. Also the larger question of the community's goals for student housing.

- In-lieu fee payments
- Bonus heights
- Student housing
 - Building features
 - Geographic location

Working with 3TP Consulting [previously mentioned re: tax abatement study], expect draft recommendations Spring 2026.

NS: Are the Neighborhood Plans paused in reaction to the two student housing projects on West Main Street? Will the plans restart once this study is completed?

KB: Difficult to scope the Neighborhood Plans while City Council discusses student housing, looking to them for clarity.

SM: Would be helpful to have a timeline/representation of how these different studies and processes relate to each other.

4. Agenda

a. November 12 2025 Regular HAC Meeting Minutes

Approved

b. Review of identified priorities

SM: HAC has identified top priorities for 2026: Zoning Ordinance and related regulations, budget advocacy, and the Intervention Analysis Tool. Suggests small working group to work with NDS re: Intervention Analysis Tool. Other priority was Place Based-Incentives, idea of community-directed spending.

PdO: Processes need to be in a strategic framework everyone understands and refers to. Some staff have that as part of their job, but are also busy with immediate concerns. Hoping Chief Strategy Officer will fulfill some of that function, someone with a focus on long range processes and outcomes.

KB: Agrees, also notes Comprehensive Plan guides NDS work. If guidance in the plan is outdated, vague, or missing, that's another aspect of long range thinking.

MP: NDS has long list of tasks, HAC has its own priorities. What are the capacity needs of NDS staff?

KB: Housing study will have recommendations about staff capacity, skillsets.

SM: Returns to DR comments re: fire and engineering regulations' importance relative to zoning changes.

KB: Some of those aspects of the triangle outside of NDS's scope, authority, in some case outside of the City's. MA will continue working on these, including plans to convene a working group across departments.

5. Public Comment

Wendy Gao, PHAR: Urges HAC to take a stand on LV Collective and Mark student housing projects on West Main Street. Notes JJ brings the projects up but doesn't get traction. HAC should put pressure on PC and City Council to change the zoning code because these projects will be catastrophic for the neighborhoods, accelerate gentrification. If you had the opportunity

to intervene at the time of Vinegar Hill and Gospel Hill and you answer yes, you should do so now.

Emily Dreyfuss, LAJC: Statement from HAC before its next regular meeting would be helpful because City Council student housing work session is January 20. HAC could recommend changing the Core Neighborhood Corridor overlay to make heights lower, and applying the overlay to all core neighborhoods.

6. Next Meeting January 21, 2025

JJ: Want to put this on the agenda for next meeting.

DR: Notes breadth of issues at play 1. Applications in front of Board of Architecture Review (BAR). 2. Role of BAR in process. 3. Change to zoning code. 4. Issue of student housing. How and where should HAC weigh in?

JJ: All of it, the impact on historic neighborhoods. The community didn't foresee these effects of the zoning code. The height. No community involvement in making these changes.

NS: City needs to take a role in addressing historic harm, do something reparative. What form should that take? What does it look like to have repair happen?

JJ: Start by undoing the process that the community wasn't involved in, then work with and listen to the community. Notes Dairy Market not doing what was promised. Community spoke out against the Standard, but wasn't listened to. Effects of the Standard on residents directly behind it aren't felt by the broader community but they are real.

MP: Sees the basic issue as by-right 7-story student housing adjacent to 10th & Page, Fifeville, Rose Hill. Some in the community support that, some don't. Notes that the effort to purchase the Carlton Mobile Home Park was a result of a similar mistake as well, due to unintended effects of zoning ordinance.

SM: Asks for clarification on Jan 20 City Council meeting, what is on the agenda and action expectations.

MP: Will be a Council-led broad discussion of zoning and student housing.

SM: Notes need for balance. Downzoning on the discussed sites can give other parties the precedent to push for downzoning for their own purposes, opening the door to unanticipated harm.

MP: Don't anticipate downzoning pressure coming from wealthy neighborhoods. That is not the political center, and those neighborhoods aren't changing anyway despite zoning ordinance.

PdO: Notes that Core Neighborhood zoning is related to this, could form a larger discussion.

MP: Sees Special Use Permits as the solution. The evidence that Special Use Permits were limiting development is weak.

NS: Some of that evidence was missing because the SUP process discouraged project applications from coming in at all in many cases.

7. Adjourn

Adjourned 218p.