

Housing Advisory Committee (HAC) Minutes
Wednesday, January 21st 2026
Neighborhood Development Services Conference Room 12p - 2p

HAC Members Present:

- Joy Johnson, Chair, Affordable Housing Beneficiary (JJ) (virtual)
- Sunshine Mathon, Vice Chair, Non-profit - Piedmont Housing Alliance (SM)
- Mike Parisi, Secretary, At-Large (MCP)
- Rich Bard, Affordable Housing Beneficiary (RB)
- Peppy Linden, At-Large (PL)
- Nicole Scro, Real Estate Professional (NS)

HAC Members Absent:

- Heather Griffith, Real Estate Professional (HG)
- Michael Payne, City Councilor (MP)
- Dan Rosensweig, Non-profit - Habitat for Humanity (DR)
- John Sales, Non-profit - Charlottesville Redevelopment & Housing Authority (JS)

Staff Attendees:

- Madelyn Metzler, Acting Housing Program Manager, Neighborhood Development Services (MM)

Presenters:

- Laurie Jean Talun, Thomas Jefferson Planning District Commission (TJPDC) (LJT)
- Mel Jones, Virginia Center for Housing Research (VCHR) at Virginia Tech (MJ)
- Jonathan Knopf, Housing Forward Virginia (JK)

Other Attendees:

- Kathleen Glenn-Matthews, Charlottesville Redevelopment & Housing Authority (CRHA)

1. Welcome

SM: Calls meeting to order at 12:04pm.

2. Introductions and Attendance

3. Staff Updates

MM: Meeting this month on Charlottesville Affordable Housing Fund (CAHF) and Housing Operations and Program Support (HOPS) grant applications. Working on a program to address issues with unpaid rents at Kindewood, collaborating with PHA's Financial Opportunity Center. Many residents that on paper should be able to afford monthly rent payments. City adding funds to help leverage payments.

4. Agenda Items

- i. **December 17,2025 Regular HAC Meeting Minutes**
Approved.

ii. **Presentation on Regional Housing Study**

LJT: Study is a two year process, started last April, looking at region 10's and localities' housing markets from different angles, finding trends. JK working with TJPDC ~Mar/Apr on strategies.

Study Phases

1. Needs Assessment and Market Analysis
2. Localized Strategy Development
3. Final Report and Toolkit (March 2027 completion)

MJ: Preliminary findings presented to different stakeholders December 2025. Looking for community feedback. What is missing, what resonates with people's experiences. Latest Census Bureau American Community Survey data coming out soon, will be updated in the report.

Gathered qualitative data from focus groups to supplement quantitative data. Included realtors, builders, lenders, developers, public school service providers, staff from localities (economic development, planning, housing).

Themes

- Large quantity of housing insecurity, instability
- Families doubled and tripled up
- Need both new affordable housing and wraparound services
- Transportation issues are barriers to services
- Senior wellbeing
- Rental gap issues

Rental Gap

- At the regional level, there are technically enough units for people making 0-50% area median income (AMI), but much of it is taken up by higher incomes.
- At >80% AMI, many more households than available stock. These households don't have the option to upgrade to more expensive housing units.

Homeowner Gap

- Not enough stock for >100%AMI, puts pressure on middle (50-100%AMI).

Unmet Demand

- Strong demand across all price point and income levels
- Impacts first-time and younger households
- Need more financial literacy/support AND stock
- Increasing flexibility in loan products, but demand side intervention is faced by lack of supply

Days on Market (DOM)

- 2016-20 DOM trends down, then drops steeply 2021, increases slightly 2023
- Most expensive quartile has the lowest DOM – people are looking for trade up options at the highest end. When they can't find it, they stay down in the market, putting pressure on middle

- This is unique to this market, typically the highest quartile has the least competition (even in Northern Virginia)
- Need housing at all price points, adding housing on top end could help

SM: Can you clarify trend versus magnitude? If there was sufficient supply at high end, how many units is that?

MJ: Uncertain. Could quantify who could afford those units, but hard to quantify demand coming from outside the region. Just as much demand from outside as inside in this range according to realtors. The Charlottesville market is very attractive to wealthy homebuyers, impossible to precisely quantify demand.

Will always see more people spending less than they can afford in homeownership because of the structure of the market.

Focus Group Themes: Development

- Shifting from infill to outlying areas
- Unpredictable permitting processes
- Land use regulations and developable land are binding constraints
- More coordination needed between developers and governments

Focus Group Themes: Service Provision

- More collaboration and organization needed
- Uneven, duplicative, or inefficient services
- Individuals may lose trust if organizations are overwhelmed or disorganized

MCP: Does the study look at the student housing market?

MJ: Not for this study, but have looked at that for GMU, VMI, VT, W&L markets. Student households function as high income units, are likely to be greater than 80% AMI as a housing unit and consuming down.

NS: Notes outside demand as a large, constant factor. Good to identify need at high end, but hard to tell if it can be fulfilled.

SM: People at the bottom end feel pressures of that process, end up having to make harder and larger decisions (homeless, doubling up). Need housing at all levels, but most pain is felt at the bottom.

Brief update on the Intervention Analysis Tool (IAT). Former HAC member Phil D’Oronzio can participate in IAT meetings; have been working on meeting with Phil, NDS Director Kellie Brown, myself, Dan. City Manager Sam Sanders suggested new Chief Strategy Officer as a person to work with. On pause until meeting can be set up for February or March.

5. Public Comment

JJ: More study needed on student housing. In 10th & Page, don’t have a lot of residents being able to stay in the neighborhood due to cost, not being able to use vouchers. More discussion on deeply affordable housing needed. Notes the right to return into affordable units after redevelopment of properties like Kindlewood, CRHA, but not all residents can afford to do that. CRHA wanted to go to ~350 units in the Westhaven redevelopment, but residents wanted less

density. Over three years, discussed and negotiated density to 250. Not unanimous but considered impacts and needs of all residents.

Kathleen Glenn-Matthews: Asks about the status of being named as an alternate HAC representative for CRHA director John Sales.

MM: Discussing with Kellie Brown, no update right now, need to put on City Council's schedule along with bylaw adjustments for review later in 2026.

6. Next Meeting: February 18, 2026 in NDS Conference Room

7. Adjourn

Meeting adjourned 115p.