

CITY OF CHARLOTTESVILLE

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Housing Advisory Committee



AGENDA

Wednesday, July 15, 2026, noon

Location: 605 East Main Street, Charlottesville, VA 22902
City Hall - NDS Conference Room

1. Introductions & Attendance
2. Staff Updates
 - A. 2026 Code Clean-Up Cycle and Missing Middle Working Group (Matt Alfele)
3. Meeting Minutes Approval
 - A. June 17, 2026 HAC Meeting Minutes
4. HAC priority discussion
5. Public Comment
6. Next scheduled meeting: August 19, 2026 in CitySpace
7. Adjourn

Attachments:

- A. June 17, 2026 HAC Meeting Minutes

Housing Advisory Committee (HAC) Minutes
Wednesday, June 17th 2026
Neighborhood Development Services Conference Room 12p - 2p

HAC Members, Present:

- Sunshine Mathon (AM), Vice Chair, Non-profit - Piedmont Housing Alliance
- Rich Bard (RB), Affordable Housing representative
- Mike Parisi (MCP), Secretary, At-Large member
- Nicole Scro (NS), Real Estate Professional

HAC Members, Virtual:

- Heather Griffith (HG), Real Estate Professional
- Terry Tyree (TT), Affordable Housing Beneficiary
- Michael Payne (MP), City Council

HAC Members, Absent:

- Joy Johnson (JJ), Chair, Affordable Housing representative
- Peppy Linden, At-Large member (PL)
- Dan Rosensweig (DR), Non-profit - Habitat for Humanity
- John Sales, Non-profit - Charlottesville Redevelopment & Housing Authority (JS)
- *Vacant, Real Estate Professional*

Staff Attendees:

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

Public Attendees, Virtual:

- Emily Dreyfuss, Legal Aid Justice Center

1. Welcome

SM: Calls meeting to order at 12:07pm.

2. Introductions and Attendance

3. Staff Updates

MM: MM accepted Senior Housing Planner position, Housing Compliance Coordinator position open now. Kellie Brown announced resignation, leaving at the end of June. Missy and James Freas splitting her duties in the meantime until new NDS Director is hired. Search for NDS Deputy Director that Housing staff will report to is on pause until Director filled; was open for a period, closed now.

One vacant HAC slot right now: Real Estate Professional.

Next month NDS Development Planning Manager Matt Alfele is coming to HAC to discuss the annual Development Code cleanup timeline, Missing Middle task force update, etc.

June 23rd listening session 5-6pm for developer feedback re: Development Code at City Council work session in City Space.

4. Agenda Items

- i. **April 15, 2026 HAC Meeting Minutes**
Approved.
- ii. **May 13, 2026 HAC Meeting Minutes**
Approved.

5. Recommendation for City Council Work Session

[Recap of previous discussions from last two meetings]

MM: Timing for HAC getting on a Council Work Session is now early Fall. Any HAC member can request this via email.

TT: What is HAC's purpose/mission? History? Relation to CRHA? Since joining, hasn't seen HAC propose any housing-related programs.

SM: Sometimes HAC responds to Council requests for HAC member opinions, sometimes HAC proactively proposes policies. Been slowed down by NDS staff capacity limits, but HAC has tried to choose a topic to move forward on within those limits. Ex: Landlord Risk Reduction Fund (LRRF) has been talked about for more than 4 years, HAC composed language for adoption, but then staff turnover and COVID and Development Code process tabled it. Haven't found a way to restart that yet.

End of last year established HAC priorities to target actionable items. But NDS staff changes and HAC attendance have been limiting factors.

MM: NDS Workplan items going forward include getting feedback on CSRAP evaluation and recommendations, tax abatement proposals, and student housing in-lieu fee discussions.

TT: Noticed recent item re: CRHA \$1.5M default. What is HAC's relationship to CRHA?

SM: Notes CRHA Director position on HAC, and CRHA's own board.

TT: Would like to see more collaboration on proposing items and providing data to City Council.

SM: Regarding the role of housing nonprofits vs. HAC's purpose, HAC was not designed to direct specific housing projects. Primary role is advising City Council.

NS: What has differentiated periods when HAC has been productive vs. periods lacking concrete actions?

SM: Combination of staff capacity and HAC member capacity. Ex: during the drafting of LRRF, HAC members had time and skill to write the proposal in absence of NDS staff's capacity to do so. Right now, less capacity in both NDS staff and HAC members. Ex: Intervention Analysis Tool (IAT) process involved many hours and lots of effort on HAC members' parts, but it did not translate into action on the City side. Same thing has occurred with LRRF and Land Bank. May make HAC members less likely to spend time if they don't see their efforts produce results.

6. Public Comment

Emily Dreyfuss: Would like to add Small Area Plans to the list of HAC priorities. Heard City staff member discourage residents from pressing for a Small Area Plan at a 10th & Page meeting. Helpful for HAC to push to move that process forward. Has heard AHIP funding has been going down over time. This program is an important piece of anti-displacement in core neighborhoods. At last night's Board of Architectural Review meeting, LV Collective proposal

was approved. Residents' concerns re: landscaping and solar study were set aside—now staff responsibility? BAR language was also unclear on the status of the stairway connecting Westhaven to Main Street.

7. Next scheduled meeting: July 15, 2026

8. Adjourn

Meeting adjourned 1p.

DRAFT