CHARLOTTESVILLE REDEVELOPMENT &
HOUSING AUTHORITY

P.O. BOX 1405

CHARLOTTESVILLE, VIRGINIA 22902

TELEPHONE/TTY/711: (434) 326-4672 FAX: (434) 971-4797

www.cvillecha.com

Residents *FIRST*!

CRHA Resolution No.: 1501

23- March- 2026

RESOLUTION NO: 1501
RESOLUTION OF THE CHARLOTTESVILLE REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING AND APPROVING THE ISSUANCE OF UP TO $7,000,000 MULTIFAMILY REVENUE BONDS FOR KINDLEWOOD APARTMENTS.

The Charlottesville Redevelopment and Housing Authority (CRHA) seeks the approval to issue up to $7,000,000 in tax-exempt revenue bonds for Phase 3 of the Kindlewood redevelopment (the Project).

Piedmont Housing Alliance (PHA) is working on the redevelopment of Friendship Court into a new community that will replace the current 150 townhome apartments with a 450-unit income-tiered community with different levels of affordability through four phases of redevelopment. The new Kindlewood community will provide affordable housing as well as services for the residents, including a new community resource center, a central park, and a new early learning center. The redevelopment is taking place in phases with a build-first approach, where the first new homes are built on open space for existing residents of Kindlewood to move into without being displaced.

Phase 3 of the Kindlewood redevelopment includes 24 townhomes, which will be financed through a combination of tax-exempt bonds and Low-Income Housing Tax Credit equity. PHA is seeking the issuance by CRHA of up to $7,000,000 in tax-exempt revenue bonds to assist with this financing as a conduit issuer.

Public housing authorities in Virginia are authorized, pursuant to the Virginia Housing Authorities Law, to issue revenue bonds to help finance the construction or rehabilitation of affordable rental housing. The bonds allow the Borrower to obtain 4% Low-Income Housing Tax Credits. That tax credit equity, coupled with the bond proceeds, provides financing for the development or redevelopment of a residential housing project. CRHA will serve as a "conduit issuer," issuing its bonds for the benefit of the entity created by PHA to be the owner of this phase of the Project (Borrower).

CRHA will not have any ownership interest in the Project and will serve only as an intermediary for the issuance of the bonds. The bonds are not general obligations of CRHA, the City, or the Commonwealth, and therefore impose no liability or risk on the housing authority, the City or the Commonwealth. The Borrower is responsible for all payment obligations and costs related to the bonds, including closing costs and CRHA's fees.

CRHA does not discriminate on the basis of race, color, sex, age, religion, national origin, disability, veteran status, or union affiliations in any of its federally assisted programs and activities.

On April 6, 2026, the CRHA Board of Commissioners approved an inducement Resolution authorizing the issuance of up to $7,000,000 in tax-exempt bonds for the Project, subject to approval by the Charlottesville City Council.

CRHA requests that the Charlottesville City Council consider and approve the issuance by CRHA of up to $7,000,000 in tax-exempt revenue bonds for the Project.

Brigid O'Rourke
CRHA Board Chair

Mr. John Sales
RHA Board Secretary

March 23, 2026

City Council of
Charlottesville, Virginia

Charlottesville Redevelopment and Housing Authority
Proposed Financing for FC Phase 3B LLC

FC Phase 3B LLC, a Virginia limited liability company (the "Applicant"), has requested that the Charlottesville Redevelopment and Housing Authority (the "Authority") issue up to $7,000,000 of its revenue bonds (the "Bonds") to assist the Applicant or an entity affiliated with and controlled by, or under common ownership with, the Applicant (the Applicant or such resulting ownership entity hereinafter referred to as the "Borrower") in financing or refinancing all or a portion of (a) the costs of acquiring, renovating, rehabilitating and equipping a portion of an affordable multifamily residential rental community known as Kindlewood, such portion to consist of approximately five two-bedroom units, 12 three-bedroom units and seven four-bedroom units in three townhome style buildings, as well as other site work and community-related improvements, including in-building community space and a community park, all to be located on approximately 1.067 acres of land located at or around the intersection of Garrett St and 4th Street in Charlottesville, Virginia (the "Project"), and (b) if and as needed, issuance costs for the Bonds and other eligible expenditures, including, without limitation, any required reserves or capitalized interest (collectively, the "Plan of Finance"). The Project will meet the requirements of a qualified residential rental project within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended. The Project will be owned by the Borrower.

As set forth in the resolution of the Authority attached as Exhibit C to the certificate described below (the "RHA Resolution"), the Authority has agreed to issue the Bonds as requested. The Authority has conducted a public hearing (the "Public Hearing") on the proposed financing of the Plan of Finance and has recommended that you approve the issuance of the Bonds in satisfaction of the requirements set forth in Section 147(f) of the Internal Revenue Code of 1986, as amended, and Section 15.2-4906 of the Code of Virginia of 1950, as amended (the "Virginia Code").

Attached hereto are (1) a certificate evidencing the conduct of the Public Hearing and adoption of the RHA Resolution, (2) a summary of the comments expressed at the Public Hearing and (3) the form of resolution suggested by counsel to evidence your approval.

Secretary, Charlottesville Redevelopment and Housing Authority

CERTIFICATE

The undersigned Secretary of the Charlottesville Redevelopment and Housing Authority (the "Authority") certifies as follows:

1. A meeting of the Authority was duly called and held at 6:00 p.m. on March 23, 2026, pursuant to proper notice given to each commissioner of the Authority before such meeting. The meeting was open to the public. The time of the meeting and the foregoing arrangements provided a reasonable opportunity for persons of differing views to participate and be heard.

2. The Chairman announced the commencement of a public hearing on the application of FC Phase 3B LLC and that a notice of the hearing was published in a newspaper having general circulation in Charlottesville, Virginia (the "Notice"), with the publication appearing not less than seven days prior to the hearing date. A copy of the Notice has been filed with the records of the Authority and is attached as Exhibit A.

3. A summary of the statements made at the public hearing is attached as Exhibit B.

4. Attached as Exhibit C is a true, correct and complete copy of a resolution (the "Resolution") adopted at such meeting of the Authority by a majority of the commissioners present at such meeting. The Resolution constitutes all formal action taken by the Authority at such meeting relating to matters referred to in the Resolution. The Resolution has not been repealed, revoked, rescinded or amended and is in full force and effect on this date.

WITNESS my hand and the seal of the Authority, this 23rd day of March, 2026.

Secretary, Charlottesville Redevelopment and Housing Authority

[SEAL]

Exhibits:
A - Copy of Certified Notice
B - Summary of Statements
C - Resolution