



Notice of Funding Availability (NOFA)

Fiscal Year 2027

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1. Purpose and Overview

The City of Charlottesville is issuing this Notice of Funding Availability (NOFA) to inform community organizations, developers, and other stakeholders about the availability of funds for projects and services that serve or benefit the residents of the City of Charlottesville.

2. Funding Programs

Program	Purpose	Estimated Funding Available	Funding Availability	Application Period
Fundamental Organizations (Invitation only)	To support services and programs provided by an entity designated by the City of Charlottesville as fundamental.	TBD	July 1, 2026	September 2, 2025- October 3, 2025
Vibrant Communities Fund (VCF)	To provide operational and/or program support to non-profits serving City of Charlottesville residents.	TBD	July 1, 2026	September 19, 2025- October 20, 2025
Housing Operations & Program Support (HOPS)	To support the operational needs of non-profit organizations involved in affordable housing and homelessness prevention.	\$575,000	July 1, 2026	September 19, 2025- October 20, 2025
Charlottesville Affordable Housing Fund (CAHF)	To provide flexible funding for the development and preservation of affordable housing units within the City of Charlottesville.	\$823,000	July 1, 2025	October 21, 2025- November 21, 2025
Community Development Block Grant (CDBG)	To support activities including homeownership, home repair, public and human services, economic development, and public infrastructure improvements.	\$410,468	July 1, 2026	January 5, 2026- February 7, 2026

Home Investment Partnerships (HOME)	To support the creation and preservation of affordable housing through homeownership and rehabilitation programs.	\$112,248	July 1, 2026	January 5, 2026- February 7, 2026
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3. Request for Information

Housing Development Partnerships (RFI)	To gather information on housing development projects requiring significant investment, particularly those involving LIHTC.	TBD	N/A	November 1, 2023 - November 30, 2023
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The previous Request for Information (RFI) provided valuable input by shedding light on various affordable housing projects. This information allowed us to estimate a funding requirement of \$33.4 million for the period between 2023 and 2028. It's important to note that the RFI is a tool for understanding 5-year project forecasts and funding gaps and not a direct funding opportunity. This proactive RFI approach helps us align our Capital Improvement Plans (CIP), budget planning, and program development strategies with the City's Affordable Housing and Comprehensive Plans and Budget Goals. Affordable or rapid housing developer or operator to share their project vision, scope, and potential partnership opportunities with us. This will assist in fostering sustainable and inclusive housing initiatives in our vibrant community.

Why Apply/Respond to RFI?

Developers and operators are encouraged to submit a response to this RFI for several reasons:

- **Funding Interest:** Express interest in potential funding and collaboration with the City for affordable housing projects.
- **City Partnership:** Foster partnerships with the City for valuable support and resources.
- **Support City Goals:** Show commitment to the City's affordable housing and community development objectives.
- **Influence City Planning:** Contribute to the City's budget and decision-making processes for housing initiatives.
- **Increase Visibility:** Provide valuable 5-year insight to help guide the City's affordable housing CIP and planning.

4. Application Process

Timeline and Key Dates:

- **Fundamental Program:**
 - Pre-Application: September 2, 2025- October 3, 2025
 - Application Period: November 3, 2025- December 5, 2025
- **Vibrant Communities Fund Application Period:** September 19, 2025- October 20, 2025
- **HOPS Application Period:** September 19, 2025- October 20, 2025
- **CAHF Application Period:** October 21, 2025 - November 21, 2025
- **HOPS Application Period:** September 18, 2024 - October 18, 2024
- **CDBG/HOME Application Period:** January 6, 2025 – February 7, 2025

About Review Period:

Applications submitted after the deadline will not be considered for funding. Only completed applications will be subject for review by the City of Charlottesville and its applicable committees after the close of the application period. Applications are considered complete if they are submitted using the appropriate application portal and include all required information and supporting documentation. Incomplete applications will not be considered.

Submission Guidelines:

- **Online Portal:** Applications must be submitted through the Neighborly online portal (Note: Neighborly will be deployed soon). Instructions for using the portal will be provided closer to the application dates.
- **Supporting Documentation:** All required documentation must be uploaded to the portal at the time of submission. Incomplete applications will not be considered.

5. Compliance and Monitoring Requirements

Compliance:

- Organizations must remain in compliance by abiding by the terms of their grant agreement or funding agreement. Non-compliance may result in the delay or stop of grant payments as well as a request to return previously issued grant funding.

Monitoring:

- All funded projects will be subject to quarterly reporting requirements and annual site visits to ensure compliance with the terms of grant agreements.

6. Terms, Acronyms, and Definitions

- **CAHF:** Charlottesville Affordable Housing Fund
- **HOPS:** Housing Operations & Program Support
- **CDBG:** Community Development Block Grant
- **HOME:** HOME Investment Partnerships Program
- **LIHTC:** Low-Income Housing Tax Credit
- **AMI:** Area Median Income
- **RFI:** Request for Information
- **NOFA:** Notice of Funding Availability
- **NOFO:** Notice of Funding Opportunity

7. Contact Information

For general questions please contact Taylor Harvey- Ryan, Grants Program Manager at harveyryant@charlottesville.gov

For questions regarding specific programs, please contact:

- **Fundamental Organization Point of Contact:**

Taylor Harvey-Ryan, Grants Program Manager
Email: harveyryant@charlottesville.gov
Phone: (434) 970-3418

- **Vibrant Communities Fund Point of Contact:**

Hunter Smith, Human Services Planner
Email: smithha@charlottesville.gov
Phone: (434) 996-6414

- **CAHF and HOPS Point of Contact:**

Madelyn Metzler, Housing Compliance Coordinator
Email: metzlerm@charlottesville.gov
Phone: (434) 970-3618

- **CDBG/HOME Committee Point of Contact:**

Anthony Warn, Grants Analyst
Email: warna@charlottesville.gov
Phone: (434) 970-3093