



October 15, 2025

Charlottesville City Council
P.O. Box 911
Charlottesville, VA 22902

Dear Mayor Wade and members of Charlottesville City Council,

Next week, you will hold a public hearing regarding the potential acquisition of 2000 Holiday Drive for the establishment of a low-barrier homeless shelter. It is our understanding that funding for this purchase is available through the existing Capital Improvement Contingency Fund.

On behalf of the Charlottesville Area Association of REALTORS® (CAAR) Board of Directors, we write to express our strong support for this initiative. As stated in CAAR's Code of Public Policy:

"As an Association, we reaffirm our commitment to the goal of a suitable living environment for every family. We believe that this objective can be served best by a healthy housing market accomplished in an economic environment that fosters housing affordability."

While the housing market plays a vital role, it cannot meet the needs of all residents on its own. Government has a critical responsibility — not only rooted in compassion, but also in promoting public safety, public health, and economic vitality — to support housing solutions for our unhoused neighbors. Based on the urgent need for low-barrier housing, and the positive impact such a facility will have on both the individuals it serves and the broader community, CAAR fully endorses the City's acquisition of 2000 Holiday Drive.

We recognize that this acquisition is only the first step. Beyond the necessary physical renovations to make the building residential, we are encouraged by discussions around implementing wraparound services — resources that empower individuals and support long-term stability.

The creation of a low-barrier shelter is a compassionate and strategic move. It will serve a vulnerable segment of our population and contribute to a broader network of support services that offer a hand-up not just a handout. This acquisition is a meaningful step toward realizing Charlottesville's vision:

"To be a place where everyone thrives."

Thank you for your leadership and commitment to inclusive housing solutions.

Respectfully,

Josh White, 2025 CAAR President