

Crozet Community Advisory Committee (CAC) January 2026 Minutes  
Wednesday, February 11, 2026  
Crozet Library  
7:00 p.m.

**Liaisons Present:** Allison Wrabel, Ann Mallek, Lonnie Murray

**Liaisons Absent:**

**Members Present:** Andrew Joyner, Grace Spalding, Nathan Alderman, Andrew Bowers, Michael Monaco, Erin Houlihan, Ewa Harr,

**Members Absent:** Sarah Spears, David Barrett-Johnson, Waqas Al Mulhim, Kostas Alibertis, Shawn Brydge

**Other Attendees:**

1. **Call to Order, Agenda Review, Introductions (3 minutes)**

Michael Monaco, Chair

2. **Approve Meeting Minutes (2 minutes)**

Michael Monaco, Chair

Motion to approve January minutes. Approved.

3. **2026 Virtual Meeting Policy (5 minutes)**

Allison Wrabel, Community Connector

- All-virtual Meeting Policy has not changed.
- Policy was adopted by the committee.

4. **Review 2026 Meeting Dates (5 minutes)**

Allison Wrabel, Community Connector

- The Crozet Community Advisory Committee regularly meets on the second Wednesday of each month from 7 to 8:30 p.m. at the Crozet Library. Dates for 2026 have been confirmed and will be posted on the committee's website.
- November 11, 2026 is a federal holiday.
- Alison will revisit with the committee later in the year to schedule an alternative date.

5. **2026 Topics (25 minutes)**

Allison Wrabel, Community Connector

Michael Monaco, Chair

- Alison Wrabel opened discussion with topics the committee wished to cover from discussions in 2024.

- The committee brainstormed additional topics to cover in 2026.
6. **Naturally Occurring Affordable Housing (NOAH) Discussion (25 minutes)**  
 Michael Monaco, Chair  
 Review: [Montgomery County, Maryland](#) and [Housing Fund, Prince William County, Virginia](#)
- There is a goal to conduct a Naturally Occurring Affordable Housing (NOAH) study in Crozet and recommendations for action items. What would the committee expect from the county to achieve this goal in the Master Plan?
    - Could we push staff to use existing GFI data to begin survey work?
    - Consider the income of those with investment vs earned wages.
    - What decisions will the county make based on collecting that data?
    - Would the county consider ADUs.
    - Are rising taxes prohibiting Naturally Occurring Affordable Housing, could the county find incentives to keep housing affordable. E.g. the real estate waiver program.
    - Is there an appetite to extend the survey county-wide?
    - Could we approach UVA (Urban and Environmental Planning) to complete research based on existing data?
    - Andrew Joyner and Grace Spalding will draft a proposal and conduct outreach to UVA to gauge appetite in supporting community based research of NOAH in Crozet.
7. **Board of Supervisors/Planning Commission Liaison Updates (15 minutes)** – this is time reserved for liaisons to share community announcements and project/policy updates  
 Supervisor Ann Mallek and Planning Commissioner Lonnie Murray
- Lonnie provided updates on the recent Planning Commission where they discussed environmental impacts and sustainability. The planning commission continues to have concerns about the Windy Knoll development under consideration; the development proposal was deferred before it could be voted on. Water protection ordinance recommendations are being submitted to the board.
  - Ann provided updates on the recent few Board of Supervisors meetings.
8. **Community Concerns (10 minutes)**
- Crozet Community Association will meet in the Library on Tuesday, March 3rd. The Association has changed location to the Library.
9. **Adjourn (1 minutes)**