

INTRODUCED: March 27, 2017

Expedited Consideration

A RESOLUTION No. 2017-R019

To authorize the Chief Administrative Officer to submit an application to the Virginia Department of Housing and Community Development Industrial Revitalization Fund on behalf of the Better Housing Coalition for a grant of \$600,000 for the purpose of the rehabilitation and adaptive reuse of commercial and retail space, including the possibility of an affordable child care center, as part of a mixed-use and mixed-income development of the property located at 3200 West Broad Street.

\_\_\_\_\_  
Patron – Mayor Stoney  
\_\_\_\_\_

Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAR 27 2017 AT 6 P.M.

WHEREAS, the City of Richmond desires to submit an application to the Virginia Department of Housing and Community Development Industrial Revitalization Fund on behalf of the Better Housing Coalition for a grant of \$600,000 for the purpose of the rehabilitation and adaptive reuse of commercial and retail space, including the possibility of an affordable child care center, as part of a mixed-use and mixed-income development of the property located at 3200 West Broad Street; and

AYES:                    4                    NOES:                    1                    ABSTAIN:                    4  
\_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED:                    MAR 27 2017                    STRICKEN: \_\_\_\_\_

WHEREAS, City staff plans to propose that \$100,000 of Community Development Block Grant funds be allocated for this project, the Virginia Housing Development Authority has allocated \$150,000 of Community Impact Grant funds for this project, and the Better Housing Coalition will be responsible for obtaining \$1,000,000 in private equity funds for the project; and

WHEREAS, for the City to apply for funds from the Industrial Revitalization Fund, the Commonwealth requires that the City submit a resolution adopted by the City Council authorizing an application to the Virginia Department of Housing and Community Development;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Chief Administrative Officer is authorized to submit an application for the City of Richmond on behalf of the Better Housing Coalition to the Virginia Department of Housing and Community Development for an Industrial Revitalization Fund grant of \$600,000 for the purpose of the rehabilitation and adaptive reuse of commercial and retail space, including the possibility of an affordable child care center, as part of a mixed-use and mixed-income development of the property located at 3200 West Broad Street.



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

FEB 17 2017

Office of the Chief Administrative Officer

4-6262

O&R REQUEST

DATE: February 10, 2017

EDITION: 1

TO: The Honorable Members of City Council

RECEIVED

THROUGH: The Honorable Levar M. Stoney, Mayor

MAR 15 2017

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

[Handwritten signature]

OFFICE OF CITY ATTORNEY

THROUGH: Lenora Reid, Deputy Chief Administrative Officer, Finance & Administration

THROUGH: Jay Brown, Director, Budget & Strategic Planning

[Handwritten initials]

[Handwritten date]

THROUGH: Peter Lee Downey, Deputy Chief Administrative Officer

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FROM: Douglas C. Dunlap, Interim Director, Department of Economic and Community Development

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RE: TO APPLY FOR A COMMONWEALTH OF VA INDUSTRIAL REVITALIZATION FUND GRANT

ORD. OR RES. No. \_\_\_\_\_

PURPOSE: To pass a resolution to allow the Chief Administrative Officer to apply for a Commonwealth of VA Industrial Revitalization Fund grant on behalf of Better Housing Coalition to undertake the rehabilitation and adaptive reuse of the property located at 3200 West Broad Street.

REASON: Industrial Revitalization Fund awards are available for the strategic redevelopment of vacant and deteriorated industrial properties across the Commonwealth. Only local governments may submit applications for funding. The City of Richmond wishes to apply for \$600,000 of Industrial Revitalization Fund grant funding on behalf of Better Housing Coalition for the rehabilitation and adaptive reuse of a derelict commercial property located at 3200 West Broad Street.

BACKGROUND: Better Housing Coalition, established in 1988, has annual revenues of approximately \$15 million, net assets of \$65 million and employs approximately 75 people. Over

the last 25 years, BHC has developed and invested over \$200 million to serve nearly 10,000 families.

The project is a catalytic adaptive reuse of a derelict commercial property (hotel) at 3200 W Broad Street into a \$46 million mixed-use, mixed-income, multi-family affordable housing community with direct access to multi-modal transportation systems in the Scott's Addition neighborhood.

Requested IRF funding is to be used for rehabilitation and construction of the nearly 50,000 ft<sup>2</sup> of commercial & retail space across two floors, including an affordable childcare center, possible workforce development center and primary care medical office, with potential employment opportunities.

The grant has a 1:1 match requirement which the City of Richmond has allocated \$100,000 of FY17 CDBG to help fulfill. The remainder of the match requirement is fulfilled through a VHDA Community Impact Grant (\$150,000) and private equity (\$1,000,000).

**FISCAL IMPACT / COST:** The City has committed \$100,000 of Community Development Block Grant Funds. No other City funds this fiscal year.

**FISCAL IMPLICATIONS:** The development will increase the City's tax base through the addition of approximately 200 new apartments, and nearly 50,000 square feet of commercial space.

**BUDGET AMENDMENT NECESSARY:** None

**REVENUE TO CITY:** The City will, upon award and approval, accept and administer funds in their entirety to Better Housing Coalition to reimburse costs incurred for their development located at 3200 West Broad Street.

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** February 27, 2017

**CITY COUNCIL PUBLIC HEARING DATE:** February 27, 2017

**REQUESTED AGENDA:** Consent Agenda

**RECOMMENDED COUNCIL COMMITTEE:** N/A

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** None

**AFFECTED AGENCIES:** Department of Economic and Community Development  
Department of Finance  
Department of Budget and Strategic Planning

**RELATIONSHIP TO EXISTING ORD. OR RES.:**

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** None

**STAFF:** Denise Lawus, Deputy Director II - 646-3975; Chris Yenson, Project Development Manager - 804-646-6372