

INTRODUCED: February 27, 2023

A RESOLUTION No. 2023-R013

To designate the property known as 1203 East Brookland Park Boulevard as a revitalization area pursuant to Va. Code § 36-55.30:2.

Patrons – Mayor Stoney (By Request), Ms. Jordan and Ms. Lambert

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MARCH 13 2023 AT 6 P.M.

WHEREAS, pursuant to section 36-55.30:2 of the Virginia Housing Development Authority Act (the “Act”), as set forth in sections 36-55.24 through 36-55.52 of the Code of Virginia (1950), as amended, the governing bodies of localities may by resolution designate an area within such locality as a revitalization area for the purpose of facilitating financing by the Virginia Housing Development Authority to assist private entities with the development of mixed use and mixed income projects; and

WHEREAS, pursuant to the Act, in order to designate an area as a revitalization area, the local governing body must determine that, with respect to such area, (i) the industrial, commercial or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational,

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 13 2023 REJECTED: _____ STRICKEN: _____

entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area, and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that the property known as 1203 East Brookland Park Boulevard, identified as Tax Parcel No. N000-0917/006 in the 2023 records of the City Assessor and as shown on the survey entitled “‘ALTA/NSPS Land Title Survey’ Showing a Parcel Totaling 0.608 Acres of Land Bounded By E. Brookland Park Blvd., Woodcliff Ave., and ±15’ Public Alley, City of Richmond,” prepared by Timmons Group, and dated May 5, 2021, a copy of which is attached to this resolution, is an area (i) for which the industrial, commercial or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area, and (ii) in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council designate the aforementioned property as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

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

That the Council hereby designates the property known as 1203 East Brookland Park Boulevard, identified as Tax Parcel No. N000-0917/006 in the 2023 records of the City Assessor and as shown on the survey entitled “‘ALTA/NSPS Land Title Survey’ Showing a Parcel Totaling 0.608 Acres of Land Bounded By E. Brookland Park Blvd., Woodcliff Ave., and ±15’ Public Alley, City of Richmond,” prepared by Timmons Group, and dated May 5, 2021, a copy of which is attached to this resolution, as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended.

BE IT FURTHER RESOLVED:

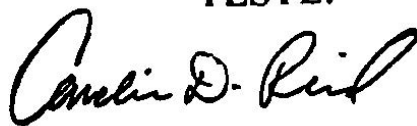
That the Council hereby determines that the industrial, commercial or other economic development of the area consisting of the aforementioned property will benefit the city, but that such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned property consists of an area in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carlin D. Reed".

City Clerk



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

O&R REQUEST

DATE: January 27, 2023

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

Handwritten signature of Levar M. Stoney.

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

Handwritten signature of J.E. Lincoln Saunders.

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer, Economic Development and Planning

Handwritten signature of Sharon L. Ebert.

FROM: Sherrill Hampton, Director 
Department of Housing and Community Development

RE: Designating the 0.608-acre site at 1203 East Brookland Park Boulevard, as a Revitalization Area pursuant to Virginia Code §36-55.30:2 to secure Virginia Housing financing for up to 43 multifamily units serving low-income individuals and families.

ORD. OR RES. No. _____

PURPOSE: To request a resolution from City Council designating the 0.608-acre site at 1203 East Brookland Park Boulevard as a Revitalization Area pursuant to Virginia Code §36-55.30:2 to secure Virginia Housing financing for a development containing up to 43 multifamily units serving low-income individuals and families.

REASON: Enterprise Community Development, Inc. (ECD) is seeking a 9% housing tax credit to finance the development of up to 43 newly constructed units with 3,000 square feet of street-level commercial space located in the Highland Park neighborhood.

RECOMMENDATION: Approval is recommended.

BACKGROUND: The proposed development at 1203 East Brookland Park Boulevard will be developed under the terms and conditions outlined in the Special Use Permit (SUP), Ordinance No. 2022-094 that was adopted by City Council on June 27, 2022. The development will provide 43 affordable multifamily units for persons earning at or below 80% of the Area Median Income (AMI), with twenty-two (22) or 51% of the units affordable to residents at or below 50% of the AMI. The site includes a 4-story, L shape structure at the corner of Brookland Park Boulevard and

Woodcliff Avenue. The accessory off-street surface parking area of twelve (12) spaces is tucked behind the building and is accessible from an alley off Woodcliff Avenue. A Special Use Permit amendment Ordinance No. 2022-160 was approved to allow an additional twenty-four (24) off-street parking spaces via an access easement located on the property at 1221 East Brookland Park Boulevard to be utilized by the residents at 1203 East Brookland Park Boulevard.

Resident amenities include three community room spaces, bike storage, access to community outdoor space, and in-unit W/D hookups. The street-level commercial space will focus on providing goods or services that are not currently available in the Highland Park neighborhood.

ECD offers a Community Impact Strategies (CIS) program to empower residents to help solve problems within their own communities. As a result of that program, ECD hires a Resident Services Coordinator to survey the needs of the residents and uses that information to develop a site-specific plan of action. In support of this program, the development will have a community room dedicated solely to resident programs and of sufficient size to accommodate community partners. ECD has existing partnerships with the University of Richmond, the VCU School of Nursing, Shalom Farms, the Six Point Innovation Center, Groundwork RVA, Saving our Youth, and a variety of Highland Park churches.

The total project cost is approximately \$16 million dollars and will be financed primarily by permanent debt and 9% LIHTC. The development will also include eight (8) project-based vouchers from Richmond Redevelopment and Housing Authority (RRHA). Additional financing sources are anticipated to include DHCD Housing Innovations in Energy Efficiency (HIEE) funds, Virginia Housing Trust Fund and the Virginia Housing Community Impact Grant funds. The property will be managed by ECD's affiliate management company, Enterprise Residential. This will be a 30 year affordable development with all of the unit's set-aside for renters earning between 40%-80% AMI. The development will provide the following unit mix:

Unit Mix

Bathroom(s)	# of Units	% of units
1	7	16.25%
2	26	60.5%
3	10	23.25%
Total	43	100%

This development includes one residential (housing) building with interior accessory uses on the first floor of the building such as community room, mailroom, homework room, bicycle storage and other mechanical and utility storage areas. In addition, the first floor includes a 3,000 square foot commercial space. No nonhousing buildings are proposed for this development.

The planned development at 1203 East Brookland Park Boulevard will be located in a Revitalization Area in the City of Richmond, Virginia. The revitalization area currently meets the following condition of (i) (b) the industrial, commercial or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development,

healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

FISCAL IMPACT/COST: None

FISCAL IMPLICATIONS: None

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: Real Estate Taxes upon completion of the project.

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: February 27, 2023

CITY COUNCIL PUBLIC HEARING DATE: March 13, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

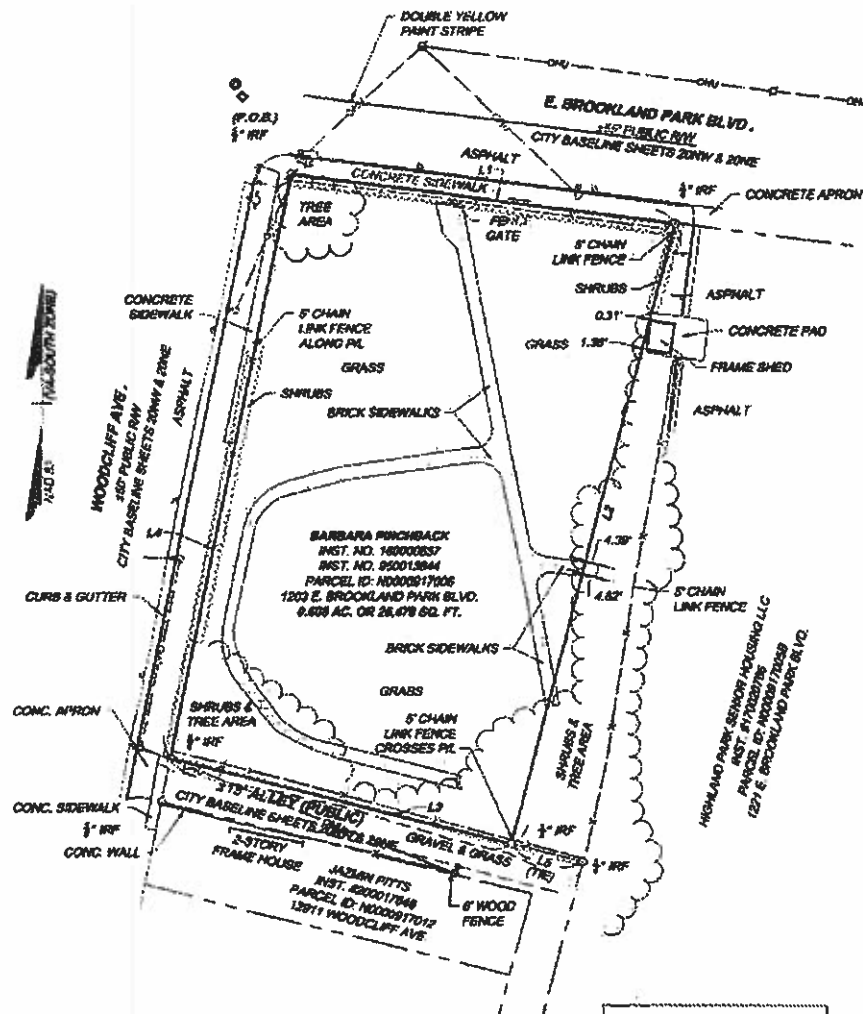
AFFECTED AGENCIES: Housing & Community Development

RELATIONSHIP TO EXISTING ORD. OR RES.: 2022-094, 2022-160

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: SUP submitted plans dated February 2, 2022, prepared by Quinn Evans Architects and Timmons Group (SUP Submittal) dated November 10, 2021, Real Estate Assessor, Alta Land Title Survey, Property Record, and the Code of Virginia § 36-55.30:2.

STAFF: Michelle B. Peters, HCD Deputy Director II – (804) 646-3975

**GENERAL NOTES:****OWNER INFORMATION:**

BARBARA PINCHBACK
INST. NO. 180000857
INST. NO. 950013844
PARCEL ID: N0000817006
1203 E. BROOKLAND PARK BLVD.
ZONING (R1-R7) R SINGLE FAMILY VACANT PER GIS

TOTAL AREA SURVEYED: 0.608 AC. OR 26,479 SQ. FT.

- THIS PLAT IS BASED ON A CURRENT TIMMONS GROUP FIELD SURVEY. FIELD WORK COMPLETED APRIL 29-30, MAY 3 & 5, 2021.
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 577304-D-VA-CP-GRS, WITH A COMMITMENT DATE OF APRIL 22, 2021 AT 12:00 A.M. THERE ARE NO SCHEDULE 6, PART II EXCEPTIONS THAT ARE OF A SURVEY MATTER OR TO BE PLOTTED GRAPHICALLY ON SURVEY.
- NO BUILDINGS OBSERVED ON THE SURVEYED PREMISE.
- THE PROPERTY LIES WITHIN ZONE "F" PER FLOOD INSURANCE MAP 810129003SD, EFFECTIVE DATE OF APRIL 2, 2005.
- THE PREMISES HAS NO MARKED PARKING SPACES.
- ZONED (R1-R7) R SINGLE FAMILY VACANT PER GIS. NO ZONING REPORT OR LETTER HAS BEEN PROVIDED. SEE CITY OF RICHMOND SECTION 30-400 THROUGH SECTION 30-413.9 FOR SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE RESTRICTIONS, AND PARKING REQUIREMENTS.

LEGAL DESCRIPTION (PER COMMITMENT):**SCHEDULE C**

THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF RICHMOND AND COMMONWEALTH OF VIRGINIA, TO-WIT:

FROM A ROD MARKING THE SOUTHWEST CORNER OF SECOND AVENUE AND EAST BROOKLAND PARK BOULEVARD RUN NORTH 82° 16' 01" WEST ALONG THE SOUTHERLY LINE OF EAST BROOKLAND PARK BOULEVARD FOR 352.48' TO A ROD MARKING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, CONTINUE NORTH 82° 16' 01" WEST ALONG THE SOUTHERLY LINE OF EAST BROOKLAND PARK BOULEVARD FOR 132.10' TO A ROD MARKING THE SOUTHEAST CORNER EAST BROOKLAND PARK BOULEVARD AND WOODCLIFF AVENUE FOR 202.97' TO A ROD ON THE NORTHERLY LINE OF AN ALLEY 14.91' WIDE; THENCE RUN SOUTH 78° 30' 35" EAST ALONG THE NORTHERLY LINE OF SAID ALLEY FOR 118.89' TO A ROD; THENCE RUN NORTH 15° 17' 35" EAST FOR 210.49' TO THE POINT OF BEGINNING, CONTAINING 0.61 ACRES.

BEING THE SAME REAL ESTATE CONVEYED TO MELFORD L. PINCHBACK BY DEED FROM RAYMOND L. WILLIAMS DATED JULY 31, 1998, AND FILED FOR RECORD ON AUGUST 1, 1998, AS INSTRUMENT NO. 950013844, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA.

THE SAID MELFORD L. PINCHBACK, ALSO KNOWN AS MELFORD LEE PINCHBACK, DIED TESTATE ON OR ABOUT MARCH 25, 2018, LEAVING AS HIS SOLE HEIR AT LAW HIS WIFE, BARBARA PINCHBACK, AS EVIDENCED BY THAT CERTAIN REAL ESTATE AFFIDAVIT DATED AND FILED FOR RECORD ON AUGUST 10, 2018, AS INSTRUMENT NO. 180000857, IN THE AFORESAID CLERK'S OFFICE.

SURVEY CERTIFICATION:

FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6, 9, 13 AND 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 5, 2021.

DATE:

SURVEYOR: _____ LICENSE NUMBER: VA 0033004



VICINITY MAP
SCALE: 1"=50'

DESCRIPTION OF 0.608 ACRES (PER SURVEY):

0.608 ACRE PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

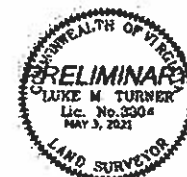
BEGINNING AT A FOUND 5/8" IRON ROD AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST BROOKLAND PARK BOULEVARD AND THE EAST RIGHT-OF-WAY LINE OF WOODCLIFF AVENUE AND LABELED P.O.B. HEREON.

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST BROOKLAND PARK BOULEVARD, S 82°53'51" E, 132.12 FEET TO FOUND 5/8" IRON ROD;

THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF EAST BROOKLAND PARK BOULEVARD, S 14°42'10" W, 218.44 FEET TO FOUND 5/8" IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF A 14-15' PUBLIC ALLEY;

THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF A 14-15' PUBLIC ALLEY, N 78°07'42" W, 120.05 FEET TO A FOUND 5/8" IRON ROD ON THE EAST LINE OF WOODCLIFF AVENUE;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF WOODCLIFF AVENUE, N 11°37'12" E, 203.00 FEET TO THE TRUE AND ACTUAL POINT OF BEGINNING AND CONTAINING 0.608 ACRES OR 26,479 SQUARE FEET OF LAND, MORE OR LESS.



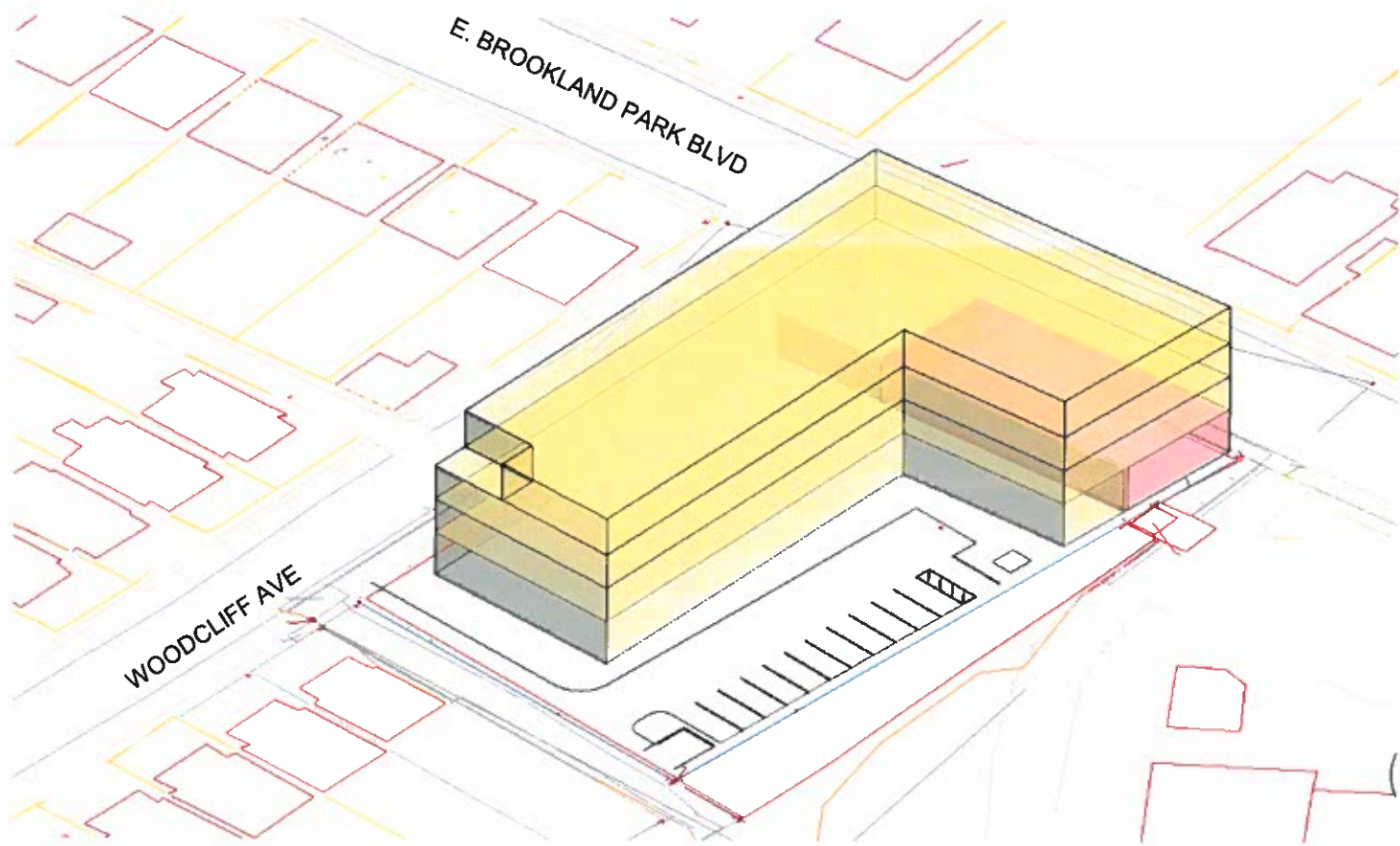
"ALTA/NSPS LAND TITLE SURVEY"
SHOWING A PARCEL TOTALING 0.608
ACRES OF LAND BOUNDED BY E.
BROOKLAND PARK BLVD., WOODCLIFF
AVE., AND A 15' PUBLIC ALLEY
CITY OF RICHMOND

CITY OF RICHMOND, VA	DATE: MAY 5, 2021	SCALE: 1"=50'
SHEET 1 OF 1	J.M. 48145	
DRAWN BY: GNT	CHECK BY: GNT	
SURVEYOR'S EMAIL: LUKE.TURNER@TIMMONSGS.COM		

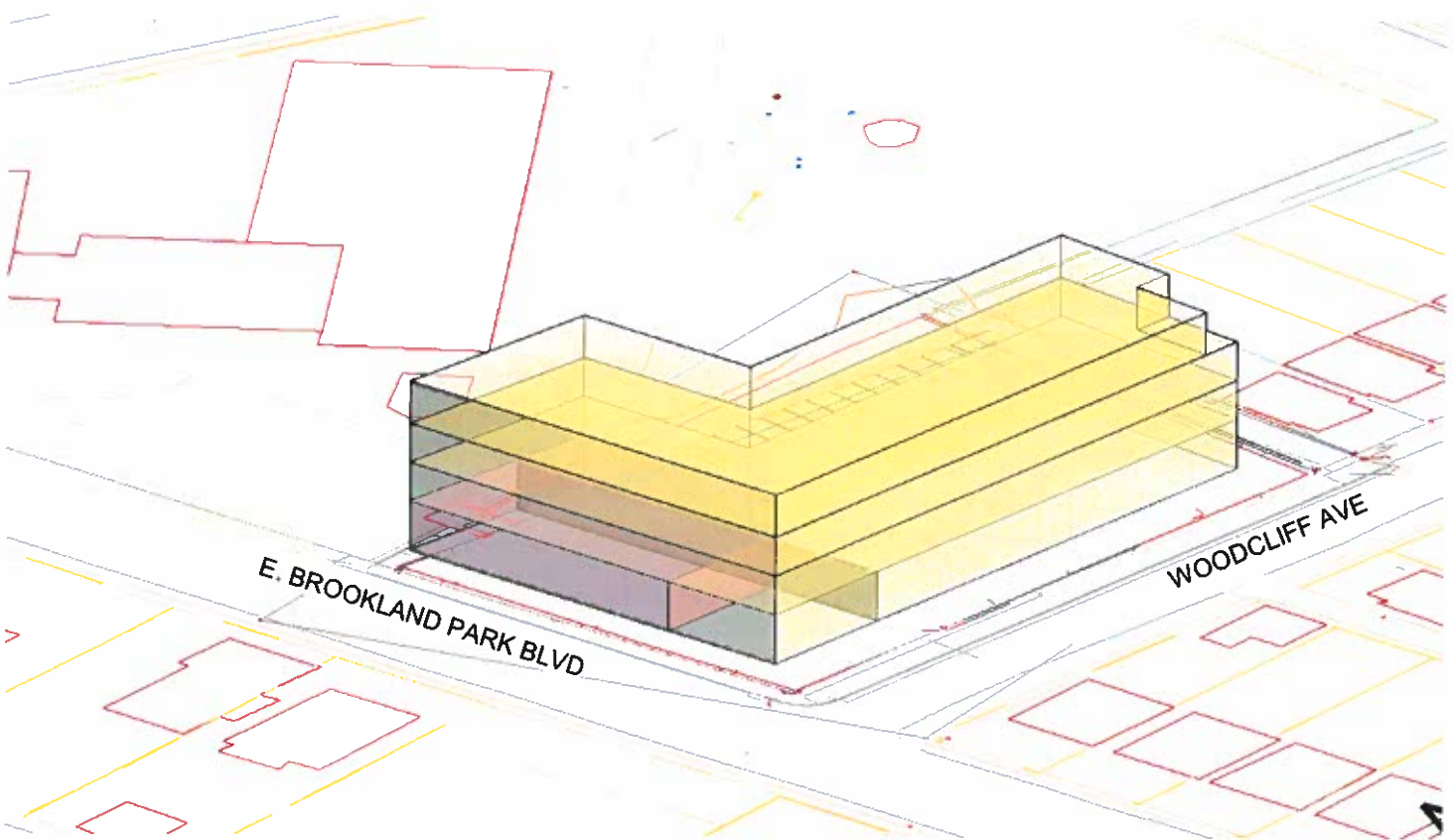
TIMMONS GROUP

THE TIMMONS GROUP, AT THE
COMPANY OFFICE
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TEL: (804) 271-2800 FAX: (804) 271-1060
www.timmonsgroup.com

Site Development
Residential
Infrastructure
Technology



VIEW LOOKING NORTHWEST



VIEW LOOKING SOUTHEAST