

INTRODUCED: April 24, 2017

A RESOLUTION No. 2017-R024

To designate the properties known as 1000 Carlisle Avenue, 1000 A Carlisle Avenue, and 1000 B Carlisle Avenue as a revitalization area pursuant to Va. Code § 36-55.30:2.

\_\_\_\_\_  
Patron – Vice President Newbille (By Request)

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

PUBLIC HEARING: MAY 22 2017 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 locality but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental,

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ADOPTED:   MAY 22 2017   REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

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; and

WHEREAS, pursuant to the Act, in any revitalization area, the Virginia Housing Development Authority may provide financing for one or more economically mixed projects and, in conjunction therewith, any “nonhousing buildings,” as defined by section 36-55.26 of the Code of Virginia (1950), as amended, that are incidental to such project or projects or are determined by the governing body of the locality to be necessary or appropriate for the revitalization of such area or for the industrial, commercial or other economic development thereof; and

WHEREAS, the Council believes that the properties known as 1000 Carlisle Avenue, 1000 A Carlisle Avenue, and 1000 B Carlisle Avenue, identified as Tax Parcel Nos. E000-2028/001, E000-2400/072, and E000-2400/071, respectively, in the 2017 records of the City Assessor, is an area in which (i) industrial, commercial or other economic development will benefit the City of Richmond but 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 is lacking 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 nonhousing portion or portions of the building or buildings located or to be located in the revitalization area are necessary or appropriate for the revitalization of such area for the industrial, commercial or other economic development of thereof; 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 properties known as 1000 Carlisle Avenue, 1000 A Carlisle Avenue, and 1000 B Carlisle Avenue, identified as Tax Parcel Nos. E000-2028/001, E000-2400/072, and E000-2400/071, respectively, in the 2017 records of the City Assessor, 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 aforementioned parcels consist of an area in which industrial, commercial or other economic development will benefit the City of Richmond, but 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 is lacking.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned properties consist 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.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the nonhousing portion or portions of the building or buildings located or to be located in the revitalization area are necessary or appropriate for the revitalization of such area for the industrial, commercial, or other economic development of thereof.



# Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

## Ordinance/Resolution Request

**TO** Allen Jackson, City Attorney

**THROUGH** Lou Ali, Council Chief of Staff *W*

**FROM** Steven Taylor, Council Policy Analyst *ST*

**COPY** Cynthia Newbille, 7th District Council Member  
 Sam Patterson, 7th District Liaison  
 Haskell Brown, Deputy City Attorney  
 Meghan Brown, Council Deputy Chief of Staff *MKB*

RECEIVED

APR 24 2017

OFFICE OF CITY ATTORNEY

**DATE** April 21, 2017

**PAGE/s** 1 of 2

**TITLE** Designating 1000 Carlisle Avenue, 1000 A Carlisle Avenue, and 1000 B Carlisle Avenue as a revitalization area pursuant to Va. Code Section 36-55.30:2-A in order to obtain VHDA financing

This is a request for the drafting of an **Ordinance**  **Resolution**

**REQUESTING COUNCILMEMBER/PATRON**

Newbille (by Request)

**SUGGESTED STANDING COMMITTEE**

LUHT Comm.

### ORDINANCE/RESOLUTION SUMMARY

The patron requests that a resolution be drafted designating 1000 Carlisle Avenue, 1000 A Carlisle Avenue, and 1000 B Carlisle Avenue as a revitalization area pursuant to Va. Code Section 36-55.30:2-A. This Code section requires that local governing bodies determine that the revitalization area meets the following criteria:

1. Further development of the 1000 Carlisle Avenue, 1000 A Carlisle Avenue, and 1000 B Carlisle Avenue and identified as Tax Parcel Nos. E000-2028/001, E000-2400/072, E000-2400/071 would benefit the City and because the general area lacks the housing stock necessary to induce development;
2. That private investment alone is not expected to develop housing in the area for low and moderate income persons in order to create a desirable mix of residents; and
3. That the proposed development will include the development of quality homes to accommodate a mix of income levels for households at or below the median income and market rate residences. This project is necessary for this area of the City.

