

INTRODUCED: November 12, 2024

A RESOLUTION No. 2024-R036

To designate the property known as 250 East German School Road as a revitalization area pursuant to Va. Code § 36-55.30:2. (9<sup>th</sup> District)

\_\_\_\_\_  
Patron – Mayor Stoney and Ms. Jones

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

PUBLIC HEARING: DEC 9 2024 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:                8                NOES:                0                ABSTAIN: \_\_\_\_\_

ADOPTED:    DEC 9 2024    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 250 East German School Road, identified as Tax Parcel No. C006-0925/002 in the 2024 records of the City Assessor, being more particularly shown on the map entitled “Project Site Map,” prepared by an unknown preparer and undated, 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 250 East German School Road, identified as Tax Parcel No. C006-0925/002 in the 2024 records of the City Assessor and as shown on the map entitled “Project Site Map,” prepared by an unknown preparer and undated, 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:

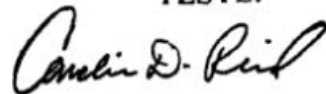
That the Council hereby determines that the aforementioned property consists of an area in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet 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.

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY’S OFFICE

**A TRUE COPY:**

**TESTE:**



**City Clerk**



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Master

**File Number: Admin-2024-1373**

**File ID:** Admin-2024-1373

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:**

**Cost:**

**File Created:** 10/30/2024

**Subject:** Revitalization Designation Area

**Final Action:**

**Title:**

**Internal Notes:** Designating the 15.56-acre site at 250 East German School Road as a Revitalization Area for the development of 236 multifamily residential units.

**Code Sections:**

**Agenda Date:** 11/12/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** Admin-2024-1373 WD - 250 E. German School Road Revitalization Area - AATF, Admin-2024-1373 rev250 East German School Road Attachments, Admin-2024-1373 Unit Mix for 250 East German School Road

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** Michelle.Peters@rva.gov

**Effective Date:**

**Related Files:**

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/31/2024	Merrick Malone	Approve	10/31/2024
1	2	10/31/2024	Alecia Blackwell - FYI	Notified - FYI	
1	3	10/31/2024	Sharon Ebert	Approve	11/4/2024
1	4	10/31/2024	Caitlin Sedano - FYI	Notified - FYI	
1	5	10/31/2024	Jeff Gray	Approve	11/4/2024
1	6	11/1/2024	Lincoln Saunders	Approve	11/11/2024
1	7	11/1/2024	Mayor Stoney	Approve	11/12/2024

History of Legislative File

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Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

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**Text of Legislative File Admin-2024-1373**

**DATE:** October 11, 2024

**EDITION:** 2

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor

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

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

**FROM:** Merrick Malone, Acting Director for the Department of Housing and Community Development

**RE:** Designating the 15.56-acre site at 250 East German School Road, as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the 236 multifamily development serving low-income individuals and families.

**ORD. OR RES. No.**

**PURPOSE:** To request a resolution from the City Council designating the 15.56-acre site at 250 East German School Road as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the development of a 236 multifamily development serving low-income individuals and families. Standard Development Partners, LLC is seeking 4% housing tax credit and bond financing for the development of 236 newly constructed units.

**BACKGROUND:** The proposed development at 250 East German School Road will include the construction of 236 new affordable housing units to be constructed under the conditions and requirements outlined in the Plan of Development (POD) as required by the zoning ordinance.

The development will provide 236 multifamily units, which restricts 174 units to persons earning 60% of the area median income (AMI), and 62 units restricted to persons earning under 50% AMI, these units will be subsidized by Project-Based Vouchers (PBV). The site includes townhouse style multifamily residential units of two, three and four bedrooms with off-street parking provided in front of the units.

The development will include the following amenities, a standalone clubhouse with a community room/community center, business center, fitness center, leasing office, and long-and-short-term bike storage. Site amenities include a dog-park, walkways through greenspace, and a playground. Additionally, the property will be staffed with a resident service coordinator who can ensure that the residents of the community are connected with the necessary programs, incentives, and information to improve their material, emotional and economic health.

The estimated project cost is 81 million dollars and will be financed with tax credit equity investments, tax-exempt bonds, and the deferred developer fee. Standard Communities has a national management partnership with the management company, Apartment Management Consultants, LLC (AMC). This will be a 30-year affordable development with 174 units rented to persons earning 60% AMI and 62 units rented to persons earning 50% AMI, the development has project-based vouchers (PBV) issued by the Richmond Redevelopment and Housing Authority (RRHA). The development will provide the following unit mix:

### Unit Mix

Bedroom(s)	Bathroom(s)	# of Units	AMI	Square Footage
2 2 13	50%	1,200		
2 2 9	60%	1,200		
<b>Total # of 2 bedrooms</b>		<b>22</b>		
3 2 35	50%	1,650		
3 2 120	60%	1,650		
<b>Total # of 3 bedrooms</b>		<b>155</b>		
4 2 14	50%	1,650		
4 2 45	60%	1,650		
<b>Total # of 4 bedrooms</b>		<b>59</b>		
<b>Total # of Units</b>		<b>236</b>		
<b>Total Units at 50% AMI</b>		<b>62</b>		
<b>Total Units at 60% AMI</b>		<b>174</b>		

This proposed development only includes a residential (housing) building and no nonhousing buildings.

The planned development at 250 East German School Road will be in a Revitalization Area in the City of Richmond, Virginia. The revitalization area currently meets the following conditions (i) (2) 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.

**COMMUNITY ENGAGEMENT:** After introduction, the proposed ordinance will be referred to a future Land Use, Housing, and Transportation (LUHT) Standing Committee meeting for discussion, where the public is encouraged to attend to provide comments. Subsequent to LUHT's recommendation to City Council, Council will hold a public hearing regarding the proposed ordinance.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** One Richmond: An Equitable Affordable Housing Plan, Richmond 300: A Guide for Growth

**FISCAL IMPACT:** There is no direct fiscal impact on City revenues with the adoption of this resolution.

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** November 12, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** December 9, 2024

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Land Use, Housing and Transportation

**AFFECTED AGENCIES:** The Department of Housing & Community Development, and The Department of Planning and Development Review

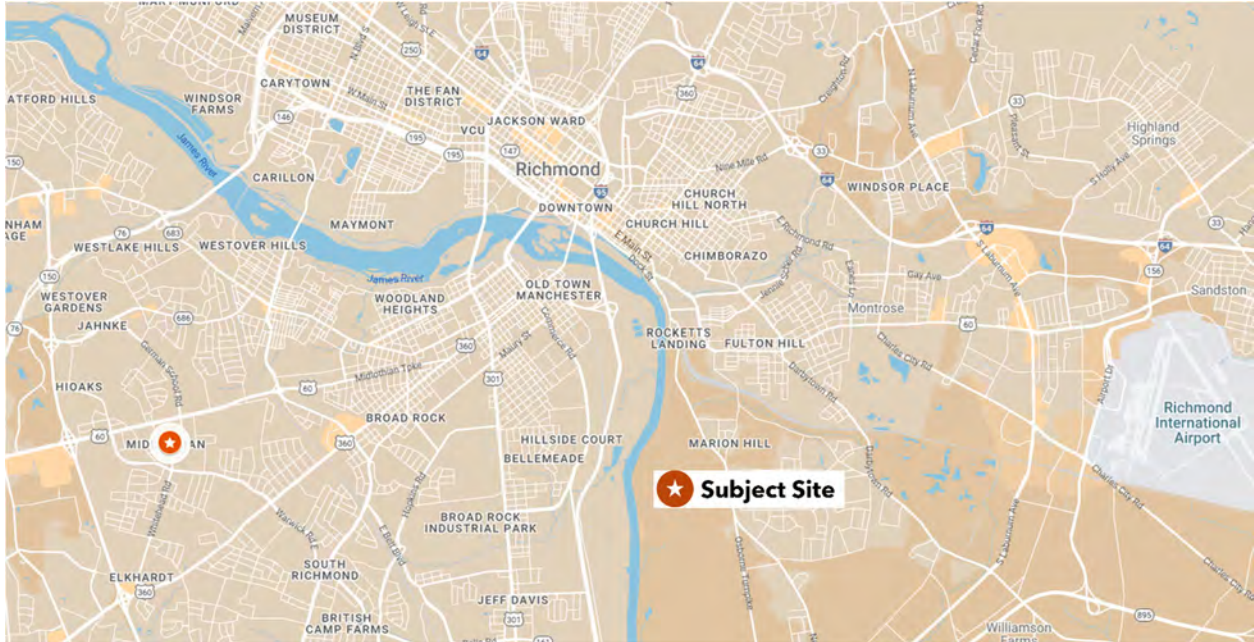
**RELATIONSHIP TO EXISTING ORD. OR RES.:** N/A

**ATTACHMENTS:** Site Plan, Project Site Map, Richmond Redevelopment and Housing Authority Project-Based Vouchers Award Letter, and Purchase Agreement, Unit Mix Breakdown

**STAFF:** Michelle B. Peters, Deputy Director II, 646-3975



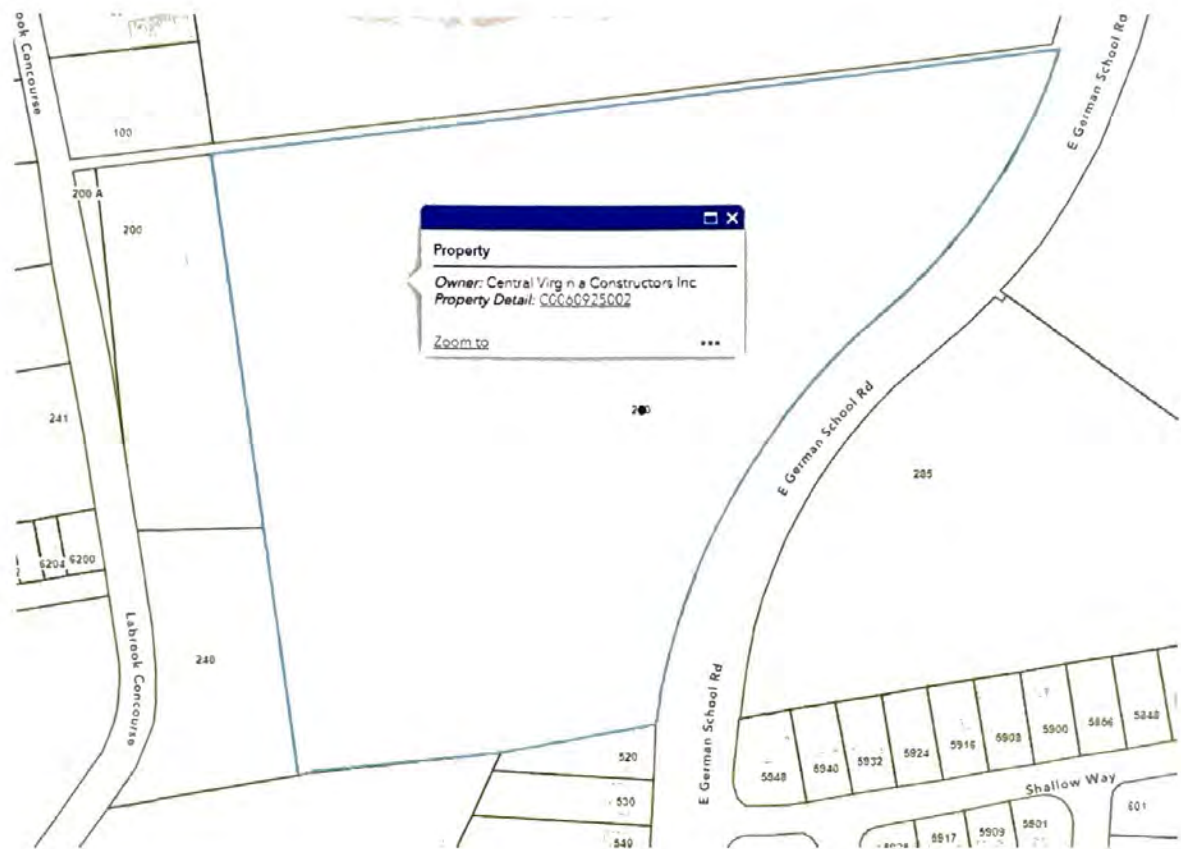
## Project Site Map



Please note there are no existing structures on the site.









P.O. Box 26887  
Richmond VA 23261-6887  
600 East Broad Street, 4th Floor  
Richmond, VA 23219

(O) (804) 780-4200  
TTY: Dial 7-1-1  
[info@rrha.com](mailto:info@rrha.com)  
[www.rrha.com](http://www.rrha.com)

**Chief Executive Officer**  
Steven B. Nesmith

**Board of Commissioners**  
Barrett Hardiman, Chairman,  
W.R. "Bill" Johnson, Jr., Vice Chairman  
Veronica G. Blount,  
Dyanne Broidy  
Kyle R. Elliott  
Edward L. Jackson, Jr.  
Gregory Lewis  
Harold Parker, Jr.  
Charlene Pitchford

January 25, 2024

Standard Communities  
Attn: Aaron Thomas  
1901 Avenue of the Stars, Suite 395  
Los Angeles, CA 90067

RE: RRHA RFP 2023-20 Project Based Vouchers – 250 E German School Rd

Dear Mr. Thomas:

Thank you for responding to Richmond Redevelopment and Housing Authority's Request for Proposal No. RRHA-RFP-2023-20 for Project Based Vouchers (PBVs) issued on **November 8, 2023**. In response to your proposal, I am pleased to inform you that you have been awarded **62** PBVs for your project located at **250 E German School Rd, Richmond, VA 23224**. The term of the PBVs will be for 15 years subject to the execution of a HAP contract. This commitment is in effect from January 25, 2024 – January 24, 2026 (two years) subject to your satisfactory compliance with the terms and conditions stipulated in the aforementioned RFP.

In addition, if you indicated in your response to the aforementioned RFP that your project was applying for Low Income Housing Tax Credits (LIHTCs) through Virginia Housing, then this commitment is contingent upon receiving an allocation of Low Income Housing Tax Credits no later than December 31, 2024. If you do not receive an allocation of tax credits or execute the HAP contract by the defined deadlines, you will be required to request PBVs from RRHA by any open available method, i.e. a future RFP for competitive award of PBVs.

Congratulations on receiving this commitment. We look forward to working with you. If you have any additional questions, you may contact me by e-mail at [Dorothy.morris@rrha.com](mailto:Dorothy.morris@rrha.com).

Sincerely,

*Dorothy Morris*

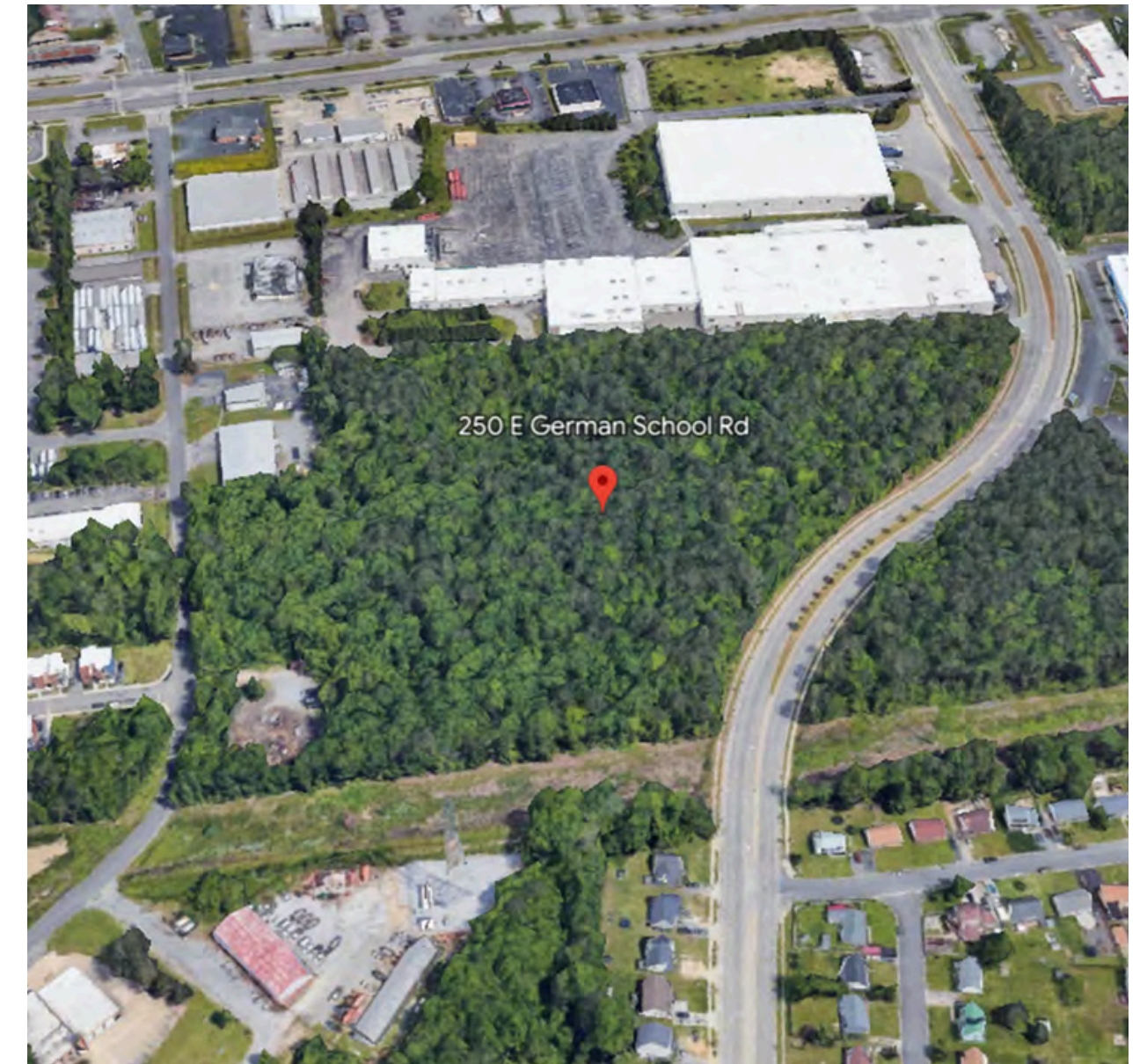
Dorothy Morris, VCO, VCA, MSIS  
Procurement Compliance Officer

CC: Fatimah Smothers-Hargrove, RRHA  
Kenyatta Green, RRHA





# THE SITE: 250 E. GERMAN SCHOOL ROAD



15.56 Acres  
9th City Council District

~236 affordable units (split between 3br & 4br)  
Between 0-80% AMI



# SITE PLAN



## Amenities

- Clubhouse
  - Fitness center
  - Long- and short-term bike storage
  - Business center
  - Club room
- Dog park
- Playground



**Unit Mix for 250 East German School Road**

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