

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 3800 Government Road, 3828 Government Road, 3901 Glenwood Avenue, 3811 Glenwood Avenue, and 3800 Rear Government Road, identified as Tax Parcel Nos. E000-1420/001, E000-1420/008, E000-1420/006, E000-1116/037, and E000-1420/002, respectively, in the 2016 records of the City Assessor and as shown on the map entitled “Government Road at Glenwood Avenue,” prepared by the Department of Economic and Community Development, and dated March 2016, a copy of which is attached to this resolution, 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 building to be located in the aforementioned area is 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 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 3800 Government Road, 3828 Government Road, 3901 Glenwood Avenue, 3811 Glenwood Avenue, and 3800 Rear Government Road, identified as Tax Parcel Nos. E000-1420/001, E000-1420/008, E000-1420/006, E000-1116/037, and E000-1420/002, respectively, in the 2016 records of the City Assessor and as shown on the map entitled "Government Road at Glenwood Avenue," prepared by the Department of Economic and Community Development, and dated March 2016, 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 aforementioned parcel 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 property 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 building to be located in the aforementioned area is necessary or appropriate for the revitalization of such area or for the industrial, commercial or other economic development thereof.



Richmond City Council

The Voice of the People

Richmond, Virginia

4-11

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Allen Jackson, City Attorney

THROUGH Lou Ali, Council Chief of Staff

FROM Steven Taylor, Council Policy Analyst

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

RECEIVED

MAR 24 2016

OFFICE OF CITY ATTORNEY

DATE March 24, 2016

PAGE/s 1 of 2

TITLE Designating the 3.07 acre at 3828 Government Road a Revitalization Area pursuant to Va. Code Section 36-55.30:2-A to obtain VHDA financing

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

REQUESTING COUNCILMEMBER/PATRON

C. Newbille (by Request)

SUGGESTED STANDING COMMITTEE

Expedited

ORDINANCE/RESOLUTION SUMMARY

The patron requests that a resolution be drafted designating 3828 Government Road 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 this area of Government Road would benefit the City and 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 retail and some lower costs quality housing for area residents whose earnings are below area median household income. This project is necessary for the economic development of the area.

BACKGROUND

The project will consist of 70 unit multi-family on 3.07 acres. The bottom floor will have retail/commercial space. Monthly rents are expected to be \$675-\$850. Twenty of the units will have Section 8 subsidies thereby allowing income based rents form for some units. Some 20 years ago the area was formerly a mobile home park. Since that time the land has been vacant.

FISCAL IMPACT STATEMENT

Fiscal Impact	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Budget Amendment Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Estimated Cost or Revenue Impact	\$ N/A	

Attachment/s Yes No Plat and drawings of site and proposed structure.

Government Road at Glenwood Avenue

