

INTRODUCED: January 11, 2021

A RESOLUTION No. 2021-R010

To designate the properties known as 1218, 1224, 1226, 1228 East Brookland Park Boulevard as a revitalization area pursuant to Va. Code § 36-55.30:2.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

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

PUBLIC HEARING: JAN 25 2021 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 area is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions:

AYES:            9            NOES:            0            ABSTAIN:        \_\_\_\_\_

ADOPTED:        JAN 25 2021    REJECTED:        \_\_\_\_\_    STRICKEN:        \_\_\_\_\_

dilapidation; obsolescence; overcrowding; inadequate ventilation, light or sanitation; excessive land coverage; deleterious land use; or faulty or inadequate design, quality or condition; 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 properties known as 1218, 1224, 1226, 1228 East Brookland Park Boulevard, identified as Tax Parcel Nos. N000-0987/011, N000-0987/009, N000-0987/007, and N000-0987/006, respectively, in the 2021 records of the City Assessor and as shown on the map entitled "Site Aerial," prepared by Torti Gallas + Partners, and dated January 16, 2018, a copy of which is attached to this resolution, is an area (i) that is is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions: dilapidation; obsolescence; overcrowding; inadequate ventilation, light or sanitation; excessive land coverage; deleterious land use; or faulty or inadequate design, quality or condition; 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 properties known as 1218, 1224, 1226, 1228 East Brookland Park Boulevard, identified as Tax Parcel Nos. N000-0987/011, N000-0987/009, N000-0987/007, and N000-0987/006, respectively, in the 2021 records of the City Assessor and as shown on the map entitled "Site Aerial," prepared by Torti Gallas + Partners, and dated January 16, 2018, 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 consists of an area that is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions: dilapidation; obsolescence; overcrowding; inadequate ventilation, light or sanitation; excessive land coverage; deleterious land use; or faulty or inadequate design, quality or condition.

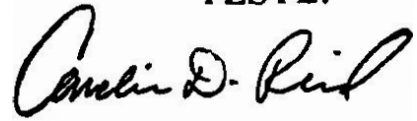
BE IT FURTHER RESOLVED:

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 "Amelia D. Reil". The signature is written in a cursive style with a large initial 'A'.

**City Clerk**



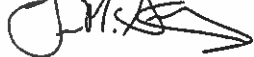
# CITY OF RICHMOND

## INTRACITY CORRESPONDENCE

### O&R REQUEST

**DATE:** December 11, 2020 **EDITION:** 1

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

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

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

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

**FROM:** Michelle B. Peters, Deputy Director   
Department of Housing and Community Development

**RE:** Designating the .79 acre site at 1218, 1224, 1226, and 1228 East Brookland Park Boulevard as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the 66 multifamily development serving low-income individuals and families.

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

**PURPOSE:** To request a resolution from City Council designating the .79 acre site at 1218, 1224, 1226 and 1228 East Brookland Park Boulevard as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the development of the 66 multifamily development serving low-income individuals and families.

**REASON:** Enterprise Community Development (ECD) is seeking housing tax credits to finance this development project.

**RECOMMENDATION:** Approval is recommended by the City Administration.

**BACKGROUND:** ECD acquired three properties located across the street from Brookland Park Plaza. The first in a series of acquisitions (1224 East Brookland Park Boulevard) occurred in 2015, with the purchase of Mitzpah Presbyterian Church. This Gothic Revival-style church was previously owned by the Fresh Anointing Cathedral, Inc. The final three acquisitions (1218, 1226, & 1228 East Brookland Park Boulevard) included two vacant single-family homes and one parcel of land. Following the acquisitions, ECD conducted a series of neighborhood design charrettes and

worked with the City officials, residents, local businesses, and civic associations to solicit ideas from the neighborhood. Following approval of the Special Use Permit (SUP) by the City of Richmond, the project team worked to develop a 66-unit development.

The site includes .79 acres of existing structures and vacant land. The current project includes new construction of a 4-story building. The building will be slab on grade and wood frame construction. There will be 31 uncovered surface parking spaces at the rear of the site. The building will consist of 30 one-bedroom, 32 two-bedrooms, and 4 three-bedroom units. The ground floor will include a lobby, management office, fitness center, community room, a community retail flex space, and an outdoor plaza. The building will be serviced by two elevators with each unit having washer and dryer hookups, electric split HVAC systems, vinyl plank flooring, EnergyStar appliances and lighting. Seven (7) units will be designed to Universal Design Standards, and two units will be designed for the vision and hearing impaired. The proposed project design was subjected to the City of Richmond's Section 106 and the Virginia Department of Historic Resources reviews.

The project will be built to comply with the green-building standards as outlined by VHDA (Virginia Housing), which promotes both energy efficiency and healthy indoor air quality.

Brookland Park Apartments (Nehemiah Development) will serve 66 low-income individuals and families. Seven (7) project-based vouchers have been committed and seven (7) units will be income restricted to families earning at 30% of the area median income. The development will serve the following AMI Rent Targets for prospective families:

**AMI Rent Targets**

Bedrooms	AMI%	Units
1	30%	3
1	40%	4
1	50%	5
1	60%	8
1	80%	10
2	30%	3
2	40%	4
2	50%	4
2	60%	8
2	80%	13
3	30%	1
3	60%	3

66

The City is financially supporting this effort with an award (FY20) from the Affordable Housing Trust Fund (AHTF) to serve as gap financing for the development of the project.

The City of Richmond supports the redevelopment of this area, and understands that the plan for the Brookland Park Apartments includes one building with residential (housing) and nonhousing uses. This development does not involve any nonhousing buildings incidental to the project.

The planned Brookland Park Apartment development will be located in a Revitalization Area in the City of Richmond, Virginia. The revitalization area currently meets the following conditions of (i) blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions-dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition; 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 created a desirable economic mix of residents in such area.

**FISCAL IMPACT/COST:** None

**FISCAL IMPLICATIONS:** None

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** N/A

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** January 11, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** January 25, 2021

**REQUESTED AGENDA:** Consent

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

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** None

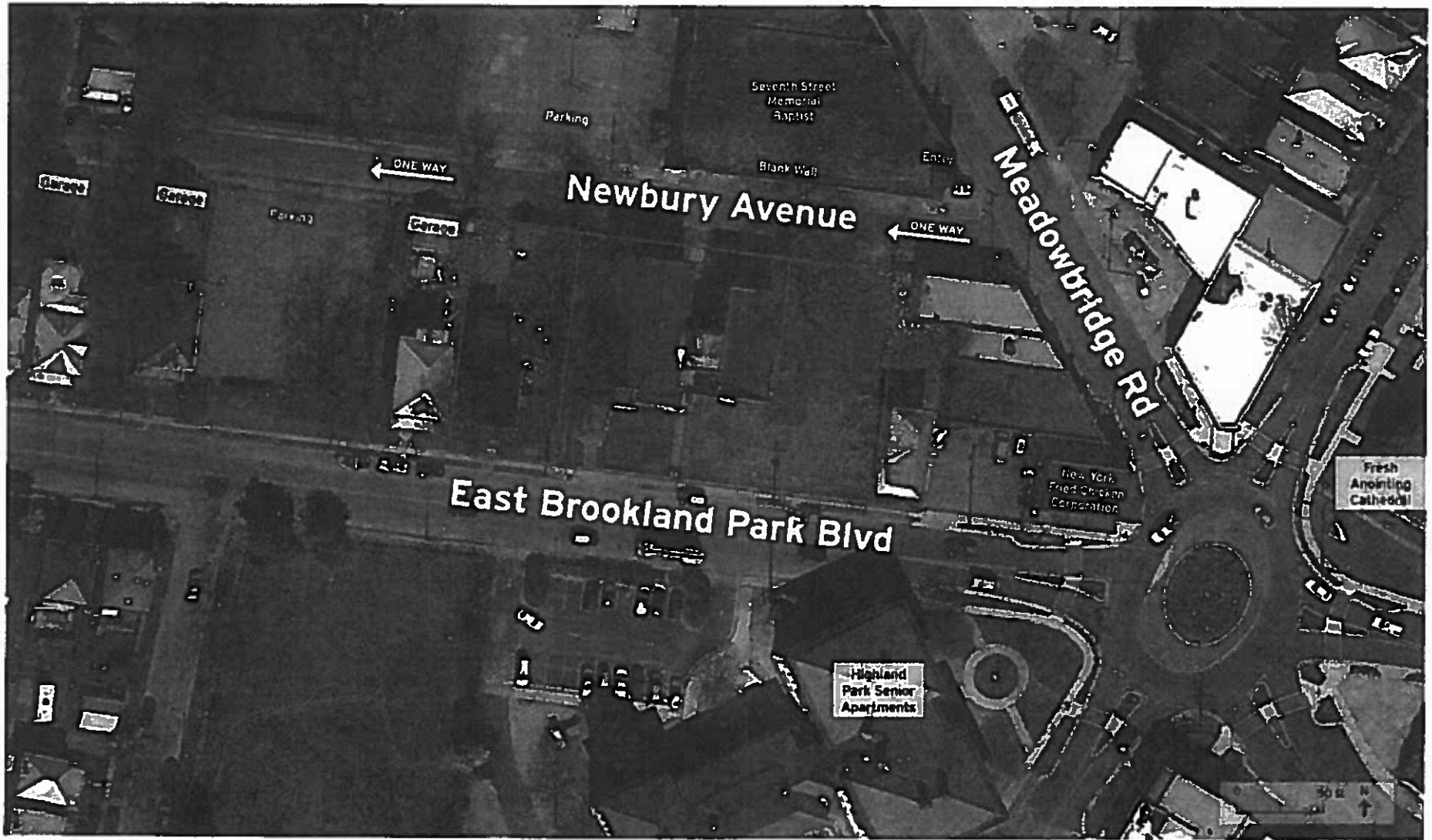
**AFFECTED AGENCIES:** Housing & Community Development

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

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

**ATTACHMENTS:** An area map and project renderings by Torti, Gallas and Partners provided by ECD, and the VHDA Revitalization Fact Sheet

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



January 19th, 2018 13111 Tenth Column - Parkview 1 Mill Spring Street, 4th Floor Silver Spring, Maryland 20914 410.588.1829



OWNER/DEVELOPER: COMMUNITY PRESERVATION AND DEVELOPMENT CORPORATION  
 LANDSCAPE DESIGN: CITE DESIGN  
 CIVIL ENGINEERING: RW&K

# Site Aerial





Drawn: Feb. 2018 | 2011 Three Clubs - Parkers | 1101 Spring Street, 1st Floor | Silver Spring, Maryland 20910 | 301.496.3025



OWNER/DEVELOPER: COMMUNITY PRESERVATION AND DEVELOPMENT CORPORATION  
LANDSCAPE DESIGN: CITE DESIGN  
CIVIL ENGINEERING: RW&K

**Perspective View**

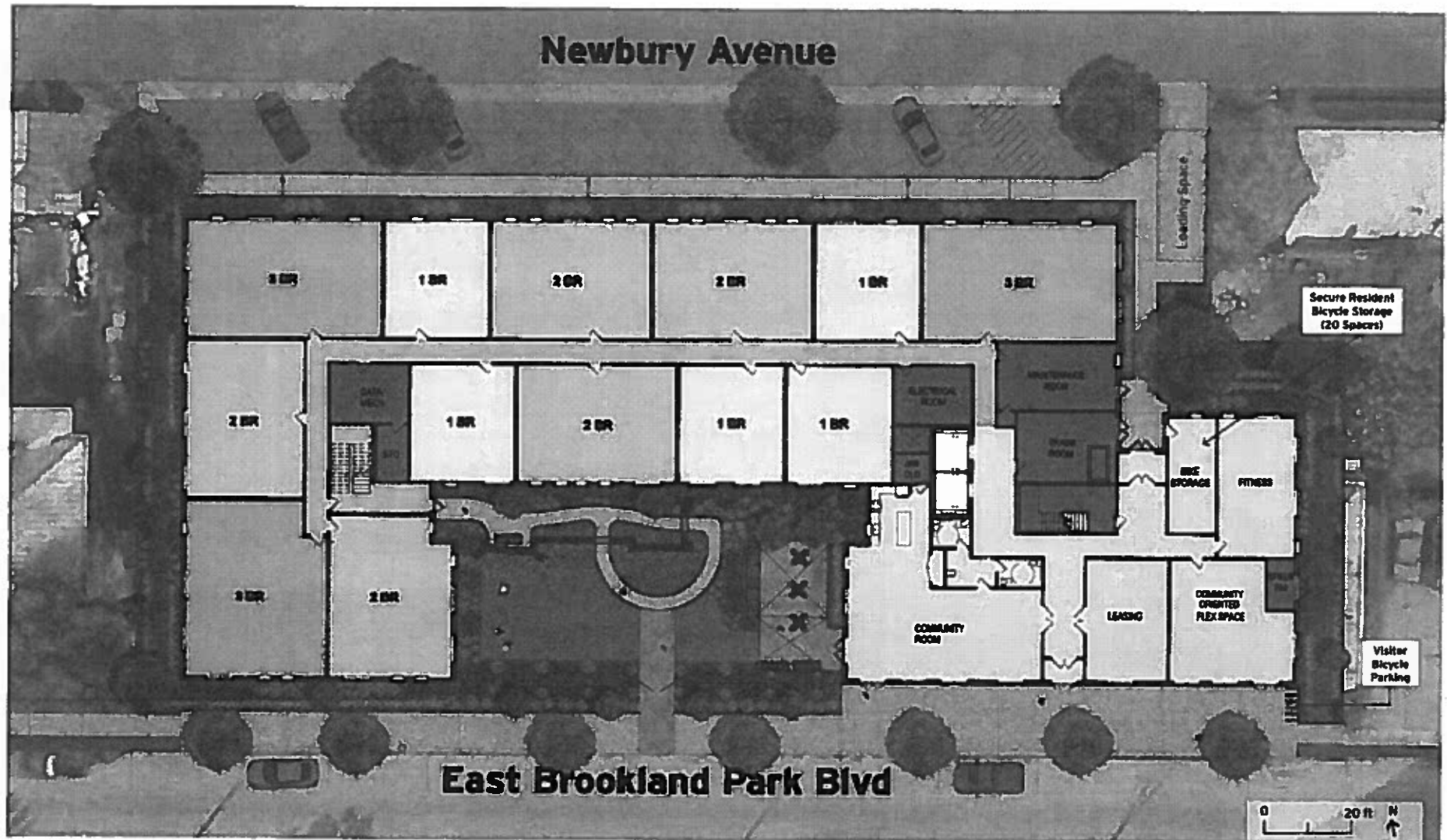


Image 14b, 2/14 2011 Torti Gallas + Partners 1301 Spring Street, 10th Floor Silver Spring, Maryland 20910 410.428.1900



OWNER/DEVELOPER: COMMUNITY PRESERVATION AND DEVELOPMENT CORPORATION  
LANDSCAPE DESIGN: CITE DESIGN  
CIVIL ENGINEERING: RK&K

## Courtyard Perspective View



10/2015 Torti Gallas + Partners 1301 Spring Street, 14th Floor Silver Spring, Maryland 20910 301.530.0891



OWNER/DEVELOPER: COMMUNITY PRESERVATION AND DEVELOPMENT CORPORATION  
 LANDSCAPE DESIGN: CITE DESIGN  
 CIVIL ENGINEERING: RML&R

# Consensus First Floor Plan



## Revitalization Area

### General Instructions

Revitalization areas are defined in Virginia Code §36-55.30:2.A.

### Designation

To qualify for revitalization area points, select one of the following (and provide adequate documentation):

1. The development is located in a Qualified Census Tract, as defined by HUD.
2. The development is located in a census tract wherein 70% or more of the families have incomes which are ≤ 80% statewide median income. NOTE: these census tracts are included in the definition of targeted area for single-family lending purpose, but do not include ACEDS.
3. The development is located in an already established redevelopment area, conservation area or rehabilitation district created by a city or county, pursuant to §36-1 et seq. Documentation must show area boundaries and support that the development lies within those boundaries.
4. The development is located in a Housing Rehabilitation Zone established through an ordinance created by a city, county or town pursuant to §36-55.64. Documentation must include a copy of the ordinance with support that the development lies within the Rehabilitation Zone.
5. The development is located in a defined revitalization area. Documentation must include a resolution from the locality supporting the development's location within the revitalization area. See language below.

*The above-referenced development is located in a Revitalization Area in the Town/City/County of \_\_\_\_\_, Virginia. The revitalization area is (i) either (1) blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions- dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition, or (2) the industrial, commercial or other economic development of such area will benefit the city or county 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.*

Delete the language that does not apply, (i)(1) or (i)(2) above.