

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 1501 North 31st Street and 1611 North 31st Street, identified as Tax Parcel Nos. E000-3312/005 and E000-3312/006, respectively, in the 2017 records of the City Assessor and as shown on the map entitled “Armstrong Concept Plan,” prepared by an unidentified preparer, and undated, 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 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 1501 North 31st Street and 1611 North 31st Street, identified as Tax Parcel Nos. E000-3312/005 and E000-03312/006, respectively, in the 2017 records of the City Assessor and as shown on the map entitled “Armstrong Concept Plan,” prepared by an unidentified 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 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.



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 *MKB on behalf*

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*

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OFFICE OF CITY ATTORNEY

DATE February 3, 2017

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TITLE Designating the 21 acre site at 1501 and 1611 North 31st Street (former Armstrong High School Site) 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

Newbille (by Request)

SUGGESTED STANDING COMMITTEE

LUHT Comm.

ORDINANCE/RESOLUTION SUMMARY

The patron requests that a resolution be drafted designating the 21.29 acre site comprised of 1501 and 1611 North 31st Street (former Armstrong High School site) 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 Church Hill North Area (impacted addresses included 1501 (parcel ID # E0003312005), 1611 (parcel ID # E0003312006), 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. The unit mix will include a low rise for seniors, townhome and garden apartments and single family residences for homeowners as well. This project is necessary for the economic development of the area.

Armstrong Concept Plan

