

INTRODUCED: February 22, 2016

Expedited Consideration

A RESOLUTION No. 2016-R009

To express support for the goals stated in certain communications from representatives of the Richmond Redevelopment and Housing Authority and Community Preservation and Development Corporation to the representative of the Historic Jackson Ward Association in connection with a proposed development project on the properties known as 105 East Duval Street, 701 North 1st Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street.

Patron – Mr. Samuels

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 22 2016 AT 6 P.M.

WHEREAS, Ordinance No. 2016-016, introduced on February 1, 2016, would, if adopted, authorize the special use of the properties known as 105 East Duval Street, 701 North 1st Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street for the purpose of authorizing up to 182 multifamily dwelling units, commercial uses, and accessory off-street parking; and

WHEREAS, the Richmond Redevelopment and Housing Authority owns these properties, and Community Preservation and Development Corporation, a Maryland not for

AYES: 8 NOES: 0 ABSTAIN: 1

ADOPTED: FEB 22 2016 REJECTED: _____ STRICKEN: _____

profit corporation, would develop these properties if the Council of the City of Richmond adopts Ordinance No. 2016-016; and

WHEREAS, a letter dated January 19, 2016, from T. K. Somanath, Chief Executive Officer of the Richmond Redevelopment and Housing Authority, to John Marshall, Jr., the President of the Historic Jackson Ward Association, and a letter dated January 21, 2016, from Christopher LoPiano, Senior Vice President of Community Preservation and Development Corporation, to John Marshall, Jr., the President of the Historic Jackson Ward Association, copies of which are attached to this resolution, make certain representations about the development project that Ordinance No. 2016-016, if adopted, would authorize; and

WHEREAS, the Council desires to express its support for the goals expressed in these letters and acknowledges that such goals and the representations made therein constitute highly relevant considerations in its policies with respect to mixed use, economically diverse development; and

WHEREAS, the properties known as 105 East Duval Street, 701 North 1st Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street are within the Jackson Ward Conservation Area created pursuant to section 36-48.1 of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council expresses its support for the goals and reliance upon the representations stated in a letter dated January 19, 2016, from T. K. Somanath, Chief Executive Officer of the Richmond Redevelopment and Housing Authority, to John Marshall, Jr., the President of the Historic Jackson Ward Association, and a letter dated January 21, 2016, from Christopher

LoPiano, Senior Vice President of Community Preservation and Development Corporation, to John Marshall, Jr., the President of the Historic Jackson Ward Association, copies of which are attached to this resolution, in connection with a proposed development project on the properties known as 105 East Duval Street, 701 North 1st Street, and 708, 708 A, 710, 712, 714, 718, 722, 724, 728, 730, 732, 736 and 744 North 2nd Street that Ordinance No. 2016-016, if adopted by this Council, would authorize.



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 *V. Jones for Lou Bram Ali*

FROM Steven Taylor, Council Policy Analyst *ST*

COPY C. Samuels, 2nd District Council Member
 Craig Bieber, 2nd District Liaison
 Haskell Brown, Deputy City Attorney
 Vincent Jones, Council Deputy Chief of Staff

RECEIVED

FEB 12 2016

OFFICE OF CITY ATTORNEY

DATE February 11, 2016

PAGE/s 1 of 2

TITLE Expedited – Acknowledging resolution of Agreements by letter of the developers with regard to the SUP in Ord. No. 2016-16.

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

REQUESTING COUNCILMEMBER/PATRON

C. Samuels

SUGGESTED STANDING COMMITTEE

N/A Expedited Council Consideration

ORDINANCE/RESOLUTION SUMMARY

Patron requests that a expedited resolution be drafted for City Council’s consideration that acknowledges and express support for the stated goals in letters signed by representatives of RRHA and Community Development Corporation and signed by T.K. Somanath and Christopher LoPiano, respectively, with regard to the Special Use Permit development at 105 E. Duval St and 701 North 1st Street in Ord. No. 2016-16.

BACKGROUND

Paper No 2016-16 authorizes an SUP for redevelopment of the property at 105 E. Duval St and 701 North 1st Street. The development is a 182 unit development mix of senior, subsidized, and market rate housing. It is being developed by The Community Development Corporation and RRHA.

The letters attached are an acknowledgement that developers will work to ensure that the

mix of housing and uses remains as they are granted in the SUP. The special use permit allows 182 units, 147 parking spaces, controls/limits sales of alcohol, and type of signage.

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

Christopher LoPiano, Community Preservation and Development Corp Ltr, dated Jan. 21, 2016
TK Somanath, RRHA Ltr, dated Jan. 19, 2016

Board of Commissioners
Robley S. Jones, Chairman

Samuel S. Young, Jr.
Marilyn B. Olds
Elliott M. Harrigan
Jonathan Coleman
LaToya Hawks
Robert J. Adams
Heidi Abbott



Chief Executive Officer
T. K. Somanath
901 Chamberlayne Parkway
P.O. Box 26887
Richmond, VA 23261-6887
804-780-4200
Fax 804-780-0009
TTY: Dial 7-1-1
www.rrha.com

January 19, 2016

John Marshall, Jr.
President
Historic Jackson Ward Association
P.O. Box 26137
Richmond, Virginia 23260

Re: North 1st and East Jackson
Proposed Development and Special Use Permit

Dear Jack:

I write in reference to the proposed Special Use Permit for mixed income/use development at the Richmond Redevelopment and Housing Authority (RRHA) owned property at Jackson and First Street. RRHA will only provide project based rental assistance for the seventy-two senior housing units within the proposed development of the property generally bounded by North First Street, North Second Street, E. Jackson Street and E. Duval Street if the Special Use Permit is adopted authorizing the property for 182 multifamily dwelling units, commercial uses, and accessory off-street parking, pursuant to the plans entitled "North 1st and East Jackson," prepared by Grimm and Parker, dated December 2015.

RRHA is committed to the mixed income nature of the project and will not provide any additional rental assistance beyond the rental assistance to the senior units.

Please feel free to call me if you have any questions. We hope that you can gather support from your association for securing the Special Use Permit. Many thanks for your help.

Sincerely,

A handwritten signature in black ink, appearing to read "T. K. Somanath", written over a horizontal line.

T. K. Somanath
Chief Executive Officer

cc: Selena Cuffee-Glenn
Jennifer Mullen, Esq.
Councilman Charles R. Samuels



Community Preservation and Development Corporation

8403 Colesville Road
Suite 1150
Silver Spring, MD 20910
P: 202.895.8900 F: 202.895.8805
www.cpd.org

January 21, 2016

John Marshall, Jr.
President
Historic Jackson Ward Association
P.O. Box 26137
Richmond, VA 23260

Dear Mr. Marshall:

In regard to the development that the Community Preservation and Development Corporation (CPDC) is undertaking in partnership with the Richmond Redevelopment and Housing Authority (RRHA) on the land parcels owned by RRHA bounded by North 1st, Duval, North 2nd and East Jackson Streets and in response to concerns raised by the Historic Jackson Ward Association (HJWA), please be advised of the following:

1. CPDC will develop on the aforementioned parcels a 182 unit multi-family project that serves a mix of incomes: seventy-two units restricted to senior citizens with incomes below 50% of Richmond area median incomes (AMI); forty-four units for individuals and families with incomes below 60% of Richmond AMI; and sixty-six units without income restrictions leased at area market rents. Furthermore, CPDC commits to not seek project-based rental assistance subsidy for the sixty-six units that do not have income restrictions or the forty-four workforce units.
2. The owner of the project and its management agent will upon request meet at least quarterly (four times per year) with HJWA to update HJWA on the operations of the project and to discuss any concerns that HJWA has concerning those operations.
3. CPDC will install security cameras that cover each primary vehicular and pedestrian entrance and exit of the buildings and the main lobby areas. The cameras will be recorded and the records held for ninety days.
4. CPDC will cause the project to have a staffed lobby desk twelve hours per day.

Sincerely,

Christopher LoPiano
Senior Vice President

*Investing in the future of communities
to grow and thrive*