

INTRODUCED: December 13, 2021

A RESOLUTION No. 2021-R087

To designate the property known as 2209 Ruffin Road 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 10 2022 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 10 2022 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, 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 property known as 2209 Ruffin Road, identified as Tax Parcel No. S008-0670/001 in the 2021 records of the City Assessor and as shown on the survey entitled “‘ALTA/NSPS Land Title Survey’ of a Parcel of Land Located on the North Side of Ruffin Road, the South Side of Summer Hill Ave, and the West Side of CSX Railroad, Totaling 6.152 Acres of Land in Richmond, Virginia,” prepared by Timmons Group, and dated September 28, 2021, 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 property known as 2209 Ruffin Road, identified as Tax Parcel No. S008-0670/001 in the 2021 records of the City Assessor and as shown on the survey entitled “‘ALTA / NSPS Land Title Survey’ of a Parcel of Land Located on the North Side of Ruffin Road, the South Side of Summer Hill Ave, and the West Side of CSX Railroad, Totaling 6.152 Acres of Land in Richmond, Virginia,” prepared by Timmons Group, and dated September 28, 2021, 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.

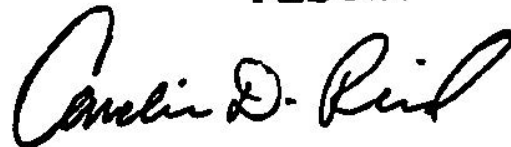
BE IT FURTHER RESOLVED:

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.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned area contains a nonhousing building that is necessary or appropriate for the revitalization of such area or for the industrial, commercial, or other economic development thereof.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carolin D. Reil". The signature is written in a cursive, flowing style.

City Clerk



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

O&R REQUEST

DATE: November 9, 2021

EDITION: 1

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: Sherrill Hampton, Director
Department of Housing and Community Development

RE: Designating the 6.152 acre parcel at 2209 Ruffin Road as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the 102-unit multifamily development serving low-income individuals and families.

ORD. OR RES. No. _____

PURPOSE: To request a resolution from City Council designating the 6.152 acre parcel at 2209 Ruffin Road as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the acquisition and rehabilitation of an existing 102-unit multifamily development serving low to moderate income individuals and families.

REASON: Better Housing Coalition (BHC) is seeking both the 4% tax-exempt bonds for the acquisition and rehabilitation, as well as the 9% housing tax credits for the rehabilitation of the existing Lafayette Gardens housing development. The designation would enhance the competitiveness of their application.

RECOMMENDATION: Approval is recommended, contingent upon BHC acquiring the property and applying for tax credits through Virginia Housing.

BACKGROUND: Lafayette Gardens is an existing affordable housing community consisting of 102 multifamily dwellings, which includes eight (8) one bedroom/one bath units, forty-eight (48) two bedroom/ one bath units, and forty-six (46) three bedroom (44 two bath and 2 one bath) units. There are two (2) playgrounds (one is no longer in use), a picnic area, a community room and on-site laundry facilities. Better Housing Coalition has signed a Letter of Intent to

purchase the property and will be submitting a tax credit application in 2022 to finance the acquisition and major rehabilitation of the development, as well as construct an in-ground swimming pool as an added amenity. Lafayette Gardens is surrounded by single-family housing, a community center and light industrial warehouses. This community has a Housing Assistance Payment (HAP) Contract with the Department of Housing and Urban Development (HUD), which ensures operational sustainability and will assist very low income residents with their rent. Ninety-one (91) of the 102 units have project-based vouchers. The current HAP Contract has ten (10) years remaining and BHC is negotiating to have the existing contract transferred to them, as well as pursuing a new 20-year HAP Contract with HUD.

Due to the extensive nature of the proposed repairs, BHC will need to temporarily relocate residents during the renovation of the multifamily complex. The work is expected to be done in a systematic way working from one end of the community to the other. BHC proposes a relocation plan where temporary units will be placed on-site for residents to stay while the units are being rehabilitated. Moving assistance will be provided and there will be no displacement. Current residents will have the right to return to their rehabilitated units.

BHC provides residential services and utilizes a tailored approach that engages the community to determine the community needs. An example of services offered at other communities that are owned and managed by BHC includes Academic and Cultural Enrichment Programs for youth, Early Childhood and Parent Education classes, individual counseling and referrals by experienced social service staff, financial and career development services, as well as access to technology, health and wellness services.

The estimated project cost is \$15 million and will be financed with a combination of the 4% and 9% tax credits, a deferred developer's fee, other grants and private funding. BHC will own and manage this property. Ninety-one (91) of the units are currently occupied and are rented to individuals and families earning at 30% of the Area Median Income (AMI). The remaining eleven (11) occupied units are rented to individuals and families earning at 60% of the AMI. This will be a 30-year affordable development with the following unit mix:

Unit Mix

<u>Bedrooms</u>	<u># of Units</u>	<u>% of total units</u>
1	8	8%
2	48	47%
3	46	45%
Total	102	100%

The City of Richmond supports the provision of quality, safe and sanitary housing for its residents, and understands that the plan for the existing Lafayette Gardens apartments is to rehabilitate all 102 units that are located in thirteen (13) residential buildings with the accessory uses of a community room, leasing office, laundry facility and the maintenance area all located in one separate building.

The proposed revitalization area for the 102-unit multifamily rehabilitation project located at 2209 Ruffin Road within the City of Richmond currently meets the following conditions of (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: dilapidation; obsolescence; overcrowding; inadequate ventilation, lighting 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 individuals and families in such area and will induce other individuals and families to live within such area and thereby create 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: December 13, 2021

CITY COUNCIL PUBLIC HEARING DATE: January 10, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

AFFECTED AGENCIES: Housing and Community Development

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Alta Survey, Area Map, Scope of Work Narrative, Real Estate Assessor Property Record, and the Virginia Housing Revitalization Fact Sheet

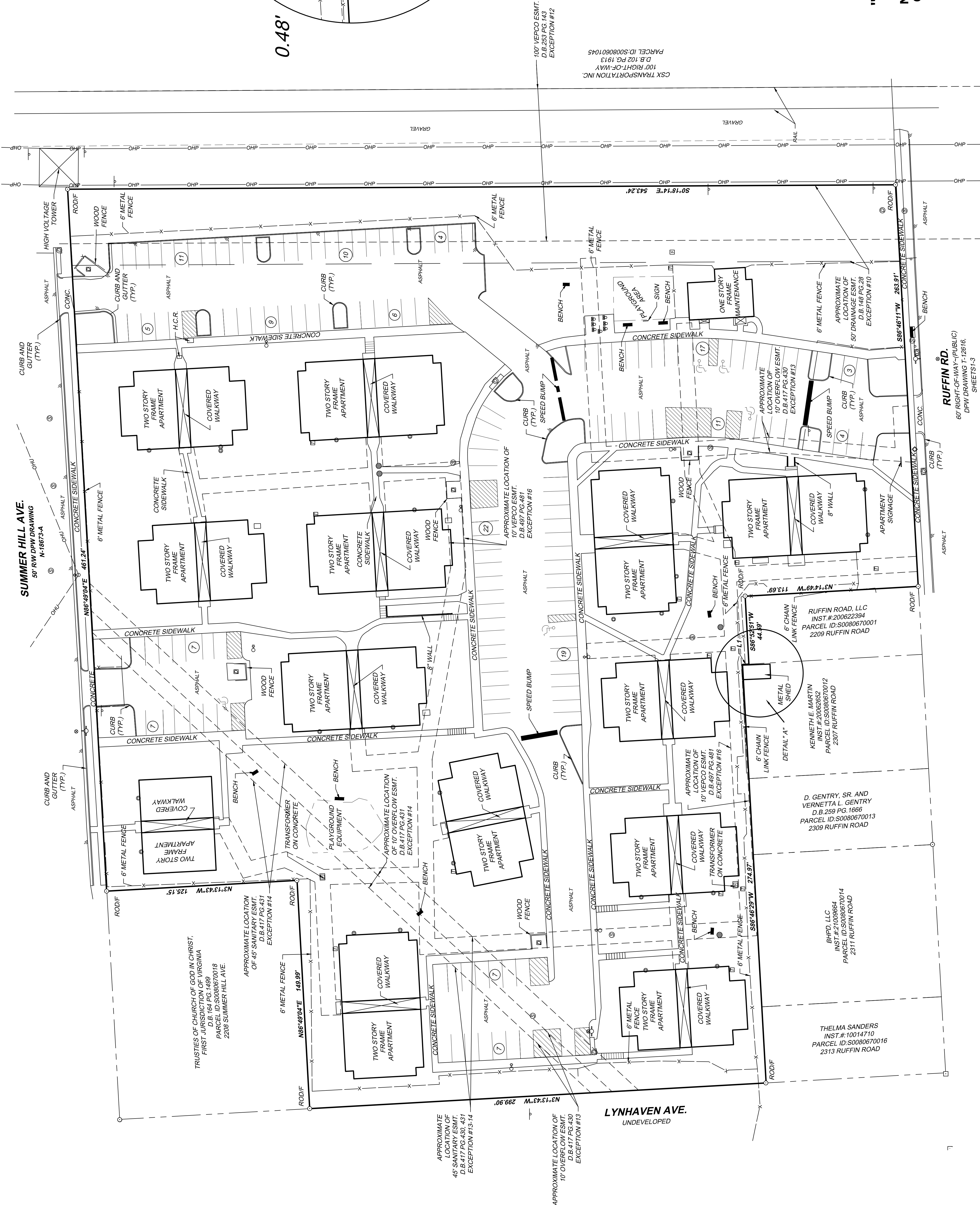
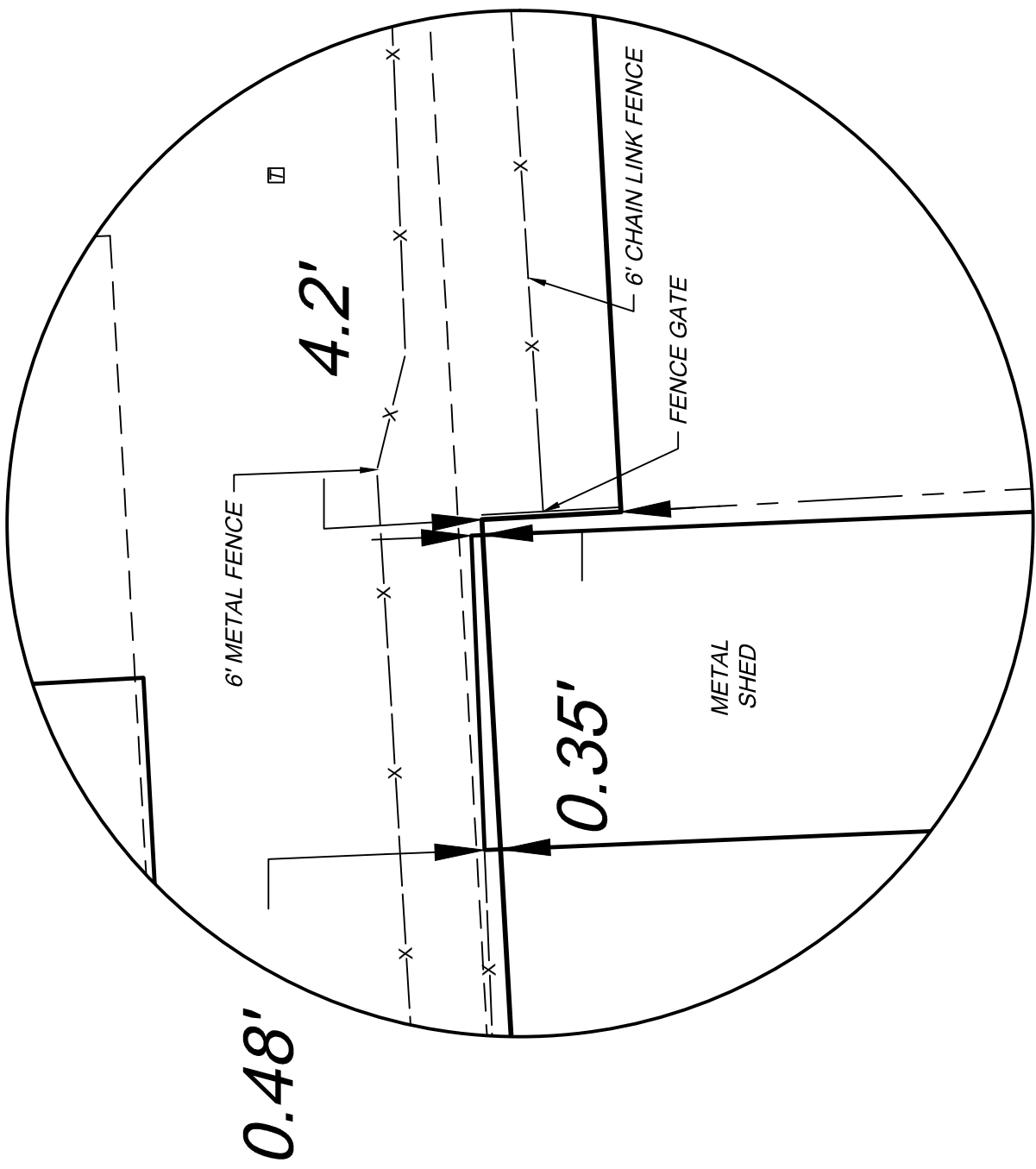
STAFF: Michelle B. Peters, Deputy Director II – (804) 646-3975

**TOTALING 6.152 ACRES OF LAND IN
RICHMOND, VIRGINIA**

GREGORY.MCGLOTHLIN@TIMMONS.COM



NAD 83 | VA SOUTH ZON



GENERAL NOTES

- PROPERTY ADDRESS: 2219 RUFFIN ROAD, RICHMOND, VA 23234
- SOURCE OF TITLE: RUFFIN ROAD, LLC; (SNT #200622394; PARCEL ID: S0080670001
- BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #501290077D DATED APRIL 2, 2009.
- PARKING SPACES: THERE ARE 145 MARKED REGULAR PARKING SPACES AND 5 HANDICAP PARKING SPACES LOCATED ON SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO FIELD DELINEATED WETLAND MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PROPERTY IS AT THE END OF SUMMER HILL AVE. AND ON THE SOUTH SIDE OF ITS INTERSECTION WITH TERMINAL AVE.
- PROPERTY IS ZONED: R-4B - PER RICHMOND CITY GIS; NO ZONING REPORT PROVIDED.

LEGAL DESCRIPTION "EXHIBIT A"

THAT CERTAIN PARCEL OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING IN THE CITY OF RICHMOND, VIRGINIA, CONTAINING 6.152 ACRES, SHOWN ON PLAT OF SURVEY BY LAPRADE BROTHERS, CIVIL ENGINEERS AND SURVEYORS, DATED AUGUST 16, 1972, REVISED AUGUST 20, 1973, AND ACCORDING TO WHICH PLAT SUCH PARCEL IS DESCRIBED AS FOLLOWS:

BEGINNING AT A ROD ON THE EASTERN LINE OF LYNAVEN AVENUE, WHICH ROD IS 118.0 FEET IN A NORTHERLY DIRECTION FROM A STONE AT THE INTERSECTION OF THE NORTHERN LINE OF RUFFIN ROAD WITH THE EASTERN LINE OF LYNAVEN AVENUE; THENCE FROM SUCH BEGINNING POINT ALONG THE EASTERN LINE OF LYNAVEN N. 2° 36' 38" W. 299.90 FEET TO A ROD; THENCE N. 87° 26' 10" E. 150.0 FEET TO A ROD; THENCE N. 2° 36' 38" W. 125.0 FEET TO A ROD ON THE SOUTHERN LINE OF SUMMER HILL AVENUE; THENCE ALONG THE SOUTHERN LINE OF SUMMER HILL AVENUE IN AN EASTERLY DIRECTION N. 87° 26' 10" E. 461.40 FEET TO A ROD; THENCE S. 0° 20' 22" W. 543.30 FEET TO A ROD ON THE NORTHERN LINE OF RUFFIN ROAD; THENCE ALONG THE NORTHERN LINE OF RUFFIN ROAD IN A WESTERLY DIRECTION S. 87° 24' 22" W. 263.89 FEET TO A ROD; THENCE N. 2° 35' 38" W. 113.80 FEET TO A ROD; THENCE S. 87° 24' 22" W. 44.34 FEET TO A ROD; THENCE N. 2° 35' 38" W. 4.20 FEET TO A ROD; THENCE S. 87° 24' 22" W. 275.0 FEET TO THE ROD WHICH MARKS THE POINT OF BEGINNING.

BEING THE SAME REAL ESTATE CONVEYED TO RUFFIN ROAD LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED NO. 050004941, AS CORRECTED BY CORRECTIVE DEED DATED FEBRUARY 11, 2005, RECORDED JULY 1, 2005 IN THE CLERK'S OFFICE AFORESAID AS INSTRUMENT NO. 050021559, AND BY THE DEED OF CORRECTION AND CONFIRMATION DATED JUNE 30, 2006, RECORDED IN THE CLERK'S OFFICE AFORESAID AS INSTRUMENT NO. 060022394.

BEING THE SAME AS DESCRIBED IN TITLE COMMITMENT NO. 00109-10029 AMENDED NO. 2.

SCHEDULE B PART II EXCEPTIONS

THIS PLAT WAS PREPARED WITH THE AID OF TITLE COMMITMENT NO. 00109-10029 AMENDED NO.2 FROM STUART TITLE GUARANTY COMPANY DATED JULY 27, 2021. THE FOLLOWING ITEMS FROM SCHEDULE B PART II ARE AS FOLLOWS:

FILE NO.: 00109-10029- AMENDED NO. 2

- ANY DEFECT LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I REQUIREMENTS ARE MET. **NOT A SURVEY MATTER.**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
- EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. **NONE KNOWN OF BY THIS SURVEYOR.**
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. **MATTERS SHOWN HEREON.**
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER.**
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER.** WITH REGARD TO ITEMS 1-6 ABOVE, ITEM 1 IS TO BE DELETED UPON THE COMPLETION OF A TITLE EXAMINATION UPDATE AND THE RECORDATION OF SCHEDULE B-I REQUIRED DOCUMENTS. ITEMS 2 AND 5 ARE TO BE DELETED UPON THE RECEIPT OF A SATISFACTORY EXECUTED OWNER'S AFFIDAVIT/COMMERCIAL AFFIDAVIT. ITEMS 3 AND 4 ARE TO BE DELETED UPON RECEIPT OF A CURRENT SURVEY OF THE PROPERTY TO BE INSURED. **ITEM 6 IS HEREBY DELETED.**
- TAXES SUBSEQUENT TO 2021, NOT YET DUE AND PAYABLE. **NOT A SURVEY MATTER.**
- SUCH STATE OF FACTS AS WOULD BE DISCLOSED BY A CURRENT SURVEY AND INSPECTION OF THE PROPERTY. **MATTERS ARE SHOWN HEREON.**
- RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY UNDER UNRECORDED LEASES. **NOT A SURVEY MATTER.**
- DRAINAGE DITCH ACQUIRED BY THE CITY OF RICHMOND BY ORDER RECORDED IN DEED BOOK 148, PAGE 28. **MATTERS SHOWN HEREON.**
- RESTRICTIVE COVENANTS RECORDED IN DEED BOOK 196, PAGE 37, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. **NOT A SURVEY MATTER.**
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED NOVEMBER 24, 1939, RECORDED IN DEED BOOK 283, PAGE 143. **MATTERS SHOWN HEREON.**
- SEWER EASEMENT GRANTED TO THE CITY OF RICHMOND DATED FEBRUARY 22, 1973, RECORDED IN DEED BOOK 417, PAGE 430, WITH PLAT RECORD IN PLAT BOOK 10, PAGE 15. **MATTERS SHOWN HEREON.**
- EASEMENT GRANTED TO THE CITY OF RICHMOND DATED FEBRUARY 22, 1973, RECORDED IN DEED BOOK 417, PAGE 431, WITH PLAT RECORDED IN PLAT BOOK 10, PAGE 16. **MATTERS SHOWN HEREON.**
- EASEMENT GRANTED TO THE CITY OF RICHMOND TELEPHONE COMPANY OF VIRGINIA DATED DECEMBER 31, 1975, RECORDED IN DEED BOOK 183, PAGE 16. **MATTERS SHOWN HEREON.**
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED DECEMBER 31, 1975, RECORDED IN DEED BOOK 183, PAGE 16. **MATTERS SHOWN HEREON.**
- LESSOR'S OBLIGATIONS (WINDY ROOM) BY AND BETWEEN RUFFIN ROAD ASSOCIATES, LESSOR AND WEB SERVICE COMPANY, INC., LESSEE, AS DISCLOSED BY MEMORANDUM OF LEASE DATED NOVEMBER 1997, RECORDED AS INSTRUMENT NO. 98003826. **NOT A SURVEY MATTER.**
- EXTENDED USE REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS BY AND BETWEEN RUFFIN ROAD LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND VIRGINIA HOUSING DEVELOPMENT AUTHORITY DATED JULY 15, 2004, RECORDED AS INSTRUMENT NO. 060004943. **NOT A SURVEY MATTER.**
- 236(E)(2) USE AGREEMENT BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND RUFFIN ROAD LLC, A MARYLAND LIMITED LIABILITY COMPANY, DATED FEBRUARY 11, 2005 RECORDED AS INSTRUMENT NO. 050004944. **NOT A SURVEY MATTER.**
- RESTRICTIONS CONTAINED IN THE DEED OF CORRECTION AND CONFIRMATION DATED JUNE 30, 2006, RECORDED AS INSTRUMENT NO. 060022394. **NOTHING TO PLOT.**
- EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION TO SPRINT COMMUNICATIONS COMPANY, L.P., QUEST COMMUNICATIONS COMPANY, LLC, AND WILTEL COMMUNICATIONS, LLC, RECORDED MAY 15, 2013 AS INSTRUMENT NO. 130010396. **NOTHING TO PLOT.**
- POSSIBLE RECAPTURE OF REAL ESTATE TAXES FROM THE DATE OF SALE THROUGH THE END OF CALENDAR YEAR DUE TO THE SALE OF REAL ESTATE TAX EXEMPT PROPERTY TO A NON-TAX EXEMPT ENTITY. **NOT A SURVEY MATTER.**

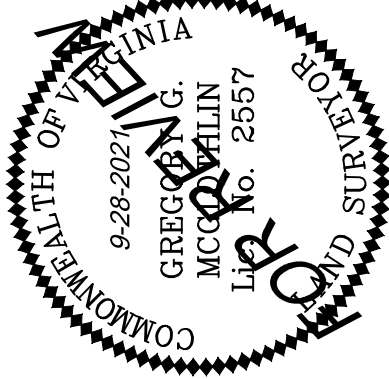
ALTA CERTIFICATION

TO: STEWART TITLE GUARANTY COMPANY, VIRGINIA AFFORDABLE HOUSING, AMERICAN LAND TITLE ASSOCIATION, BETTER HOUSING COALITION, RUFFIN ROAD LLC A MARYLAND LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPLS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(B)(1), 8, 9, 11(A), 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 20, 2021.

Date: _____

(Signed)
GREGORY G. MCGLOTHLIN
Registration No. 2557



ACREAGE SUMMARY

TOTAL LOT ACRES : 6.152 ACRES
TOTAL LOT SQUARE FEET: 267,961

"ALTA/NSPS LAND TITLE SURVEY" OF A PARCEL OF LAND LOCATED ON THE NORTH SIDE OF RUFFIN ROAD, THE SOUTH SIDE OF SUMMER HILL AVE. AND THE WEST SIDE OF CSX RAILROAD

TOTALING 6.152 ACRES OF LAND IN RICHMOND, VIRGINIA

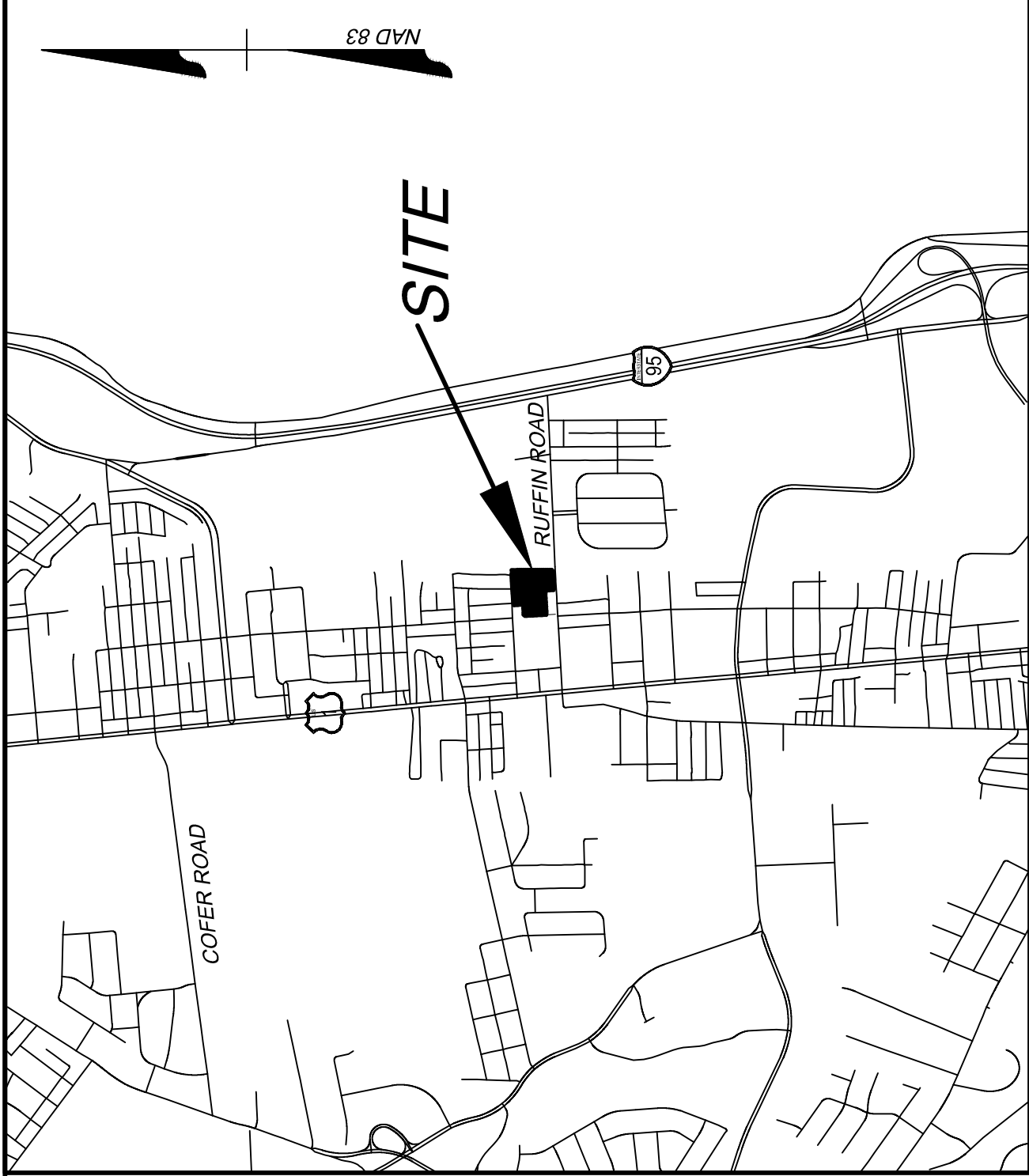
CITY OF RICHMOND	VIRGINIA
Date: SEPT. 28, 2021	Scale: AS SHOWN
Sheet1 of 2	J.N. : 49195
Drawn by: C. RODGERS	Checked by: G. MCGLOTHLIN
Revised:	

GREGORY.MCGLOTHLIN@TIMMONS.COM

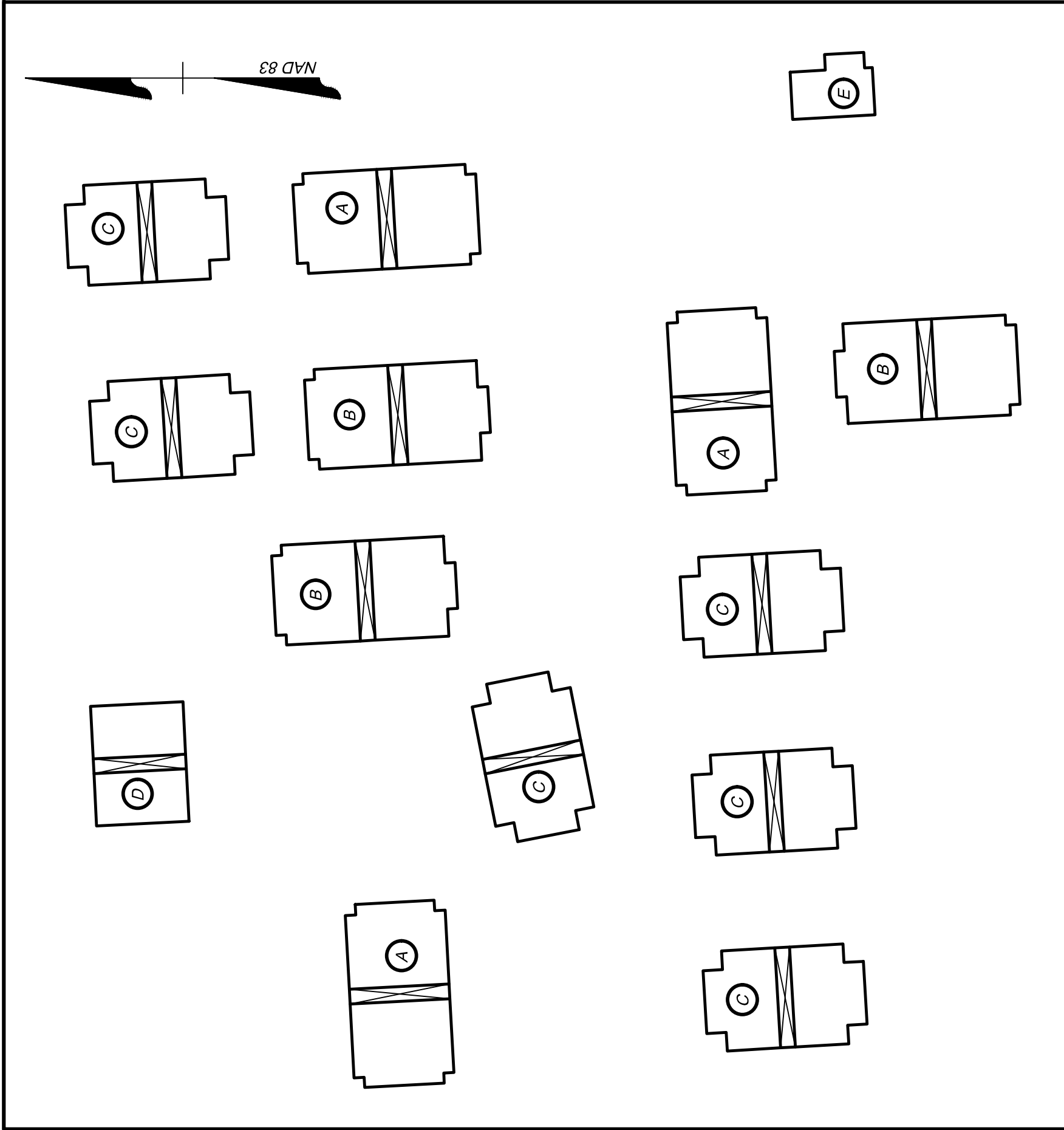
TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

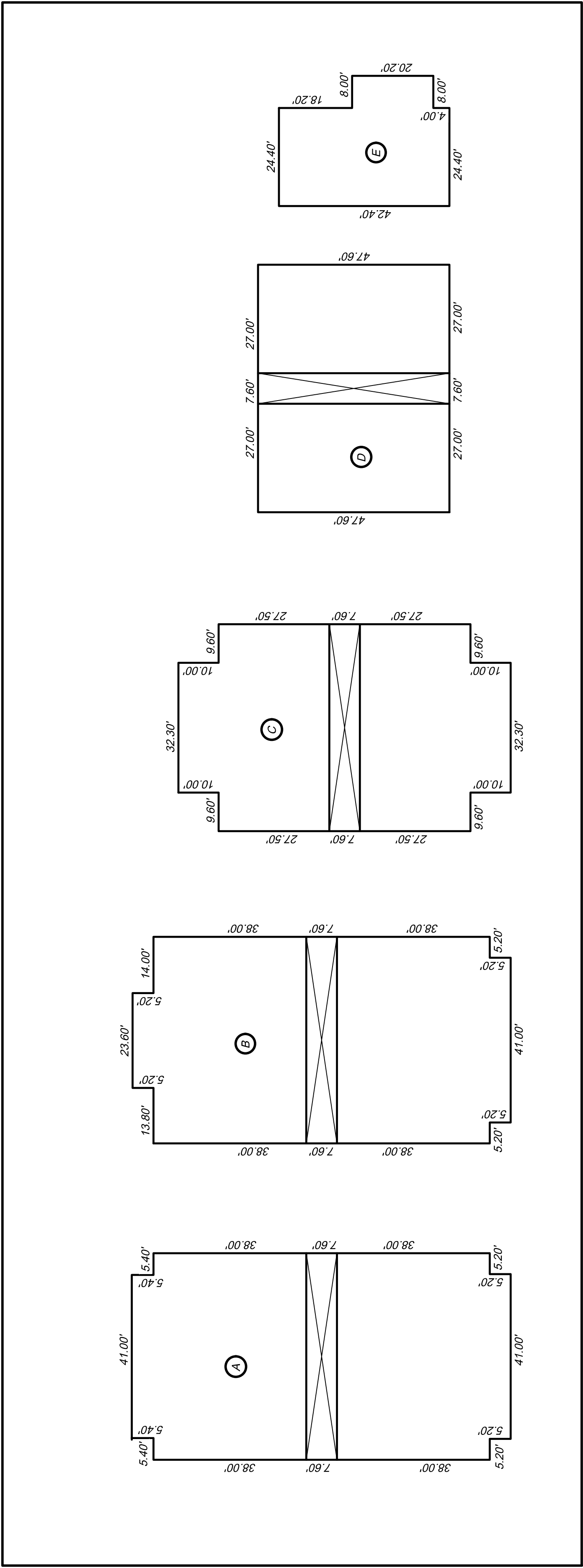
THIS DRAWING PREPARED AT THE TRI-CITIES OFFICE
4701 Owens Way, Suite 900 | Prince George, VA 23875
TEL 804.541.6600 FAX 804.458.1511 www.timmons.com



VICINITY MAP
1"=2000'



BUILDING KEY
1"=60'



BUILDING DIMENSIONS
1"=20'



MEMORANDUM



EDWARD H. WINKS
JAMES D. SNOWA
ARCHITECTS P.C.

PROJECT NAME: **LAFAYETTE GARDENS**

PROJECT NUMBER: **21-930**

Date: October 21, 2021
To: Lee Alford Company: BHC
From: Mark McDaris
Reference: **DRAFT Scope of Work Narrative**

Project Summary:

- Rehab of multifamily apartments
- 9% LIHTC through Virginia Housing
 - **Coordinate application items**
- 102 total existing units
 - 8 one bedroom/one bath, 48 two bedroom/one bath, 46 three bedroom (44 two bath & 2 one bath)
 - 13 apartment bldgs (4 units per floor/8 units per bldg), 4 bldg types, garden style/walk up, all two stories
- Existing Community room & Leasing at Building 2219
- Existing Maintenance & Laundry accessory building
- 2 existing playgrounds
 - 1 no longer in use with play equipment removed
- Barbeque picnic area

Existing Conditions:

- Use Group A-3, B, R-2 & S-2 mixed use separated
 - Construction Type 5A
 - 1 hour fire rated construction typical
 - Draftstopping between units & at attic
 - **No automatic sprinkler system**
 - **No fire alarm system**
 - **No portable fire extinguishers**
 - Smoke alarms/detectors with battery backup installed
- **Water expense is sub-metered & paid by tenants – TC points**
- Exterior wood trim is clad/wrapped – **MDCR**
- Air supply to kitchens & baths - **MDCR**
- Wired for high-speed internet & CTV - **MDCR**
- Electrical panels appear to be sufficient in size
- Meter centers are located at breezeways
- No incandescent light fixtures at exterior or public/common areas

Applicable Codes:

- 2018 Virginia Existing Building Code (VEBC)

Other Regulations and Standards:

- Virginia Housing 2022 Minimum Design and Construction Requirements (MDCR) – **LIHTC app**
- EarthCraft Multifamily Renovation Gold certification – **HIEE & TC points**
 - **Coordinate worksheet** – 150 points min.
- Home Energy Rating System (HERS) certification – **LIHTC app**
 - 30% performance increase or HERS of 80 or better
 - **40% or 70 if pursue HIEE**
- **Housing Innovations in Energy Efficiency (HIEE) – Owner request**
- Energy Star - lighting, appliances, windows – **MDCR, EarthCraft req'd & EC points**
- WaterSense - plumbing fixtures – **EarthCraft req'd & TC points**

Accessibility:

- 1991 Amendment of the Fair Housing Act (FHA) is not applicable to the existing structures which were originally designed & built in 1976
- 2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities
- HUD section 504 / Uniform Federal Accessibility Standards (UFAS)
 - 10% of units shall meet UFAS for mobility – TC points
 - Must provide roll-in showers at UFAS units – LIHTC app
 - UFAS units shall be permanently accessible, not adaptable – LIHTC app
 - 2% of units shall meet UFAS for vision and hearing impairments
 - Provide horn strobes tied to fire alarm, doorbell with strobe & smoke detector with strobe
- Universal Design (UD) – TC points
 - Overlap with UFAS units provided
 - Coordinate checklist essential and optional elements
- Americans with Disabilities Act (ADA) Title III

Common Areas:

- Demolish the existing Maintenance & Laundry building – Add Alt & Owner request
 - Construct a new Maintenance building on the other side of the existing playground
- Construct a new Community building where the exist. Maint. & Laundry building is - Add Alt & Owner request
 - Include leasing office, restrooms & kitchenette
 - Include business center – EC points
 - Community room to meet 749 sf min. – TC points
 - Provide free Wi-Fi at Community room – MDCR
 - Supply new furnishings – provide allowance

Apartment Units:

- Convert the existing Leasing & Community room back into 2 two bedroom units – Add Alt
- Convert select units to meet UFAS requirements as noted above – LIHTC app
- Repair or replace interior doors only where damaged – MDCR
 - Replace hardware only where mismatched – MDCR
 - Provide lever hardware at UFAS units - ANSI & UFAS
- Replace all horizontal mini blinds; sagging due to span & extensive damage observed – MDCR & Owner request
- Paint (low or no VOC) walls, ceilings, doors and trim throughout – EC points & Recommend
- Remove popcorn ceiling texture at kitchens & baths only; maintenance concern – Recommend
- Replace finish flooring throughout – Owner request & Recommend
 - Vinyl plank at entry, kitchen, living and baths
 - Install over 1/4 inch plywood at 2nd floor
 - Carpet only in bedrooms only – EC points
 - No carpet throughout – EC points & Add Alt
 - Replace vinyl base with wood base at kitchens & bathrooms – MDCR
 - Remove built up finish flooring & subfloor at 2nd floor kitchens & baths – Recommend
- Provide pass-through opening with counter space between kitchen & living - MDCR
- Replace all kitchen & vanity cabinets - Owner request & Recommend
 - Type One - MDCR
 - Install door/drawer pulls at UFAS units
- Replace all countertops - Owner request & Recommend
 - Post-form plastic laminate at kitchen
 - Cultured marble with integral sinks at baths
- Replace kitchen sink
 - Install garbage disposals; based on maintenance concerns – Recommend
- Replace all appliances (fridge, range & exhaust hood) - MDCR
 - Install dishwashers - MDCR
 - Vent exhaust hood to exterior – EarthCraft req'd & EC points
 - Wire exhaust fan & light to switch within reach range at UFAS units – ANSI & UFAS
 - Replace automatic cooktop fire suppressors – TC points
 - Side-by-side fridge at UD units

Apartment Units (continued):

- Replace all tubs & surrounds; excessive refinishing & bottom sagging - Recommend
- Replace all faucets, toilets & showerheads with WaterSense labeled products – TC points & EC points
- Install grab bars & concealed blocking at toilets of UFAS units
- Repair or replace plumbing supply & sanitary lines; based on maintenance concerns – Recommend
- Replace all water heaters - Recommend
- Replace all bath accessories (towel bars, toilet paper holder, shower rod & medicine cabinet) – Recommend
- Replace all bath exhaust fans – EarthCraft req'd & EC points
 - Wire to light – TC points & EC points
- Provide in-wall dehumidification equipment – HIEE & EC points & TC points
- Install AirCycler G2-K whole house/unit supply-exhaust ventilation system – TC points & HERS
- Replace SPVU HVAC systems, t'stat, & diffusers - Recommend
 - Clean the existing HVAC ductwork - MDCR
 - Seal existing HVAC ductwork where exposed & accessible – Earthcraft req'd & HERS
 - Provide radiation dampers in rated ceilings, unless otherwise existing - Code
 - Install transfer grilles at bedroom doors – EarthCraft req'd & EC points
 - Provide Manual J calcs – HIEE & EarthCraft req'd
- Replace all light fixtures with Energy Star, CFL or LED – EarthCraft req'd & EC points
 - Replace kitchen light fixture with LED – TC points
- Replace electrical outlets, switches & cover plates where damaged, painted or doesn't match in color – MDCR
 - Provide AFCI outlets where replaced or added - Code
- Relocate electrical panel board, t'stat, switches & outlets to within reach range at UFAS units – ANSI & UFAS
 - Within backsplash at UFAS kitchens
- Replace 1 electrical receptacle in every kitchen, living & bedroom with one that includes a USB charging port – TC point & Add Alt
- Add clothes washer & dryer - Add alt & Owner request
 - Construct closet and provide automatic water shutoff valve with leak sensor – MDCR
 - Stacked typical, side-by-side and front loading at UFAS units
 - Duct dryer exhaust to the exterior – EarthCraft req'd

Building Exterior:

- Replace roofing system (40 or 50 year warranty); fiberglass shingles, ridge vent, underlayment, ice/water shield, drip edge, flashing, attic vents & pipe collars – MDCR & EC points
 - Provide roof inspection report - MDCR
 - Verify roof sheathing thickness, replace only where damaged – MDCR
- Construct canopy at rear of each breezeway at 2nd set of stairs – MDCR
 - Replace wood bracket with composite column at existing canopies – MDCR & Recommend
- Existing gutters & downspouts to remain
 - Clean out – Recommend
 - Add gutters & downspouts at breezeway canopies - EarthCraft req'd
 - Connect downspouts to boot & pipe to daylight or tie into storm sewer to discharge 5 ft from foundation; soil erosion observed – EarthCraft req'd
 - Provide trench drains where leaders discharge at sidewalks – MDCR
- Provide structural report on metal stairs - MDCR
 - 2 sets of stairs per breezeway
 - Make repairs as noted in report
 - Adjust ht. of handrail to 34" AFF & extend handrail one tread depth plus 12" beyond bottom riser – UFAS
 - Adjust height of cane guard only at breezeways where overlaying concrete slab
 - Paint all metal stairs & railing due to corrosion, chipping and bare metal observed – MDCR
- Overlay concrete slab and install a ramp at breezeways only where converting units to meet UFAS
 - Power wash typical including upper landings; staining observed - Recommend
- Existing vinyl siding to remain
 - Repair where needed; minimal based on observations - MDCR
 - Install vinyl siding at breezeways over T1-11 or remove - MDCR
 - Repair or replace vinyl soffit at breezeway clg where sagging; extensive based on observations – MDCR
 - Wall vent caps appear to be in good condition

Building Exterior (continued):

- Replace all windows – EarthCraft req'd & EC points
- Repair or replace entry doors/frames only where damaged or dented; observed - MDCR
 - Seek clarification or waiver request regarding wood frame
 - Replace hardware that doesn't match in finish; observed – MDCR
 - Provide lever hardware at UFAS units - ANSI & UFAS
 - Provide weatherstripping & sweeps where needed – MDCR
 - Install accessible threshold at UFAS units – ANSI & UFAS
 - Install 2nd eye viewer at 42" AFF at UFAS units – ANSI & UFAS
 - Paint all doors/frames – Recommend
 - Install kick plates – Add All
- Exposed conduit to be concealed within the walls; moderate based on observations – MDCR

Site:

- Repair or replace asphalt paving where cracking, alligating or deteriorating - MDCR
 - Seal & re-stripe - Recommend
 - Install new handicap parking signs where required – AHJ
- Install new concrete dumpster pads – MDCR
 - Remove wood dumpster enclosures and replace with either vinyl or chain link with vinyl slats – MDCR
 - Provide an ADA dumpster with accessible route - ANSI, UD & UFAS
- Repair or replace any damaged concrete sidewalks or are a trip hazard – MDCR
 - Provide accessible routes including curb cuts where required - ANSI, UD & UFAS
- Paint metal exterior/site stair railing; corrosion, chipping and bare metal observed – MDCR
- Provide photometric plan – MDCR
 - Add site lighting where necessary – MDCR
- Install additional yard drains and tie into storm sewer or pipe to daylight – MDCR
 - Clean out those existing that are clogged - Recommend
- Install foundation plantings at front/rear of apartment buildings – MDCR
- Install landscaping at steep slopes to prevent soil erosion; observed - MDCR
- Trim back tree branches that overhang or are within 10 feet; minimal based on observation - MDCR
- Replace monument sign - Recommend
- Replace existing pedestal mailbox clusters - Recommend
 - Provide new covered shelter & slab
 - New mailboxes shall meet current USPS standards
- Provide an ADA grill and accessible route to barbecue area - UD
- Provide picnic tables at barbecue area – Recommend
 - Including ADA picnic table and accessible route
- Replace playground equipment – Add All
- Construct an in-ground swimming pool with concrete deck where the abandoned playground is – Add All
 - Construct new pool accessory building for pool equipment & restrooms
 - Install pool barrier/fence

Miscellaneous:

- Provide unit-by-unit work survey/matrix - MDCR
- Video & jet sewer lines
 - Provide report - MDCR
- Provide Capital Needs Assessment – LIHTC app
- Provide Phase I Environmental Site Analysis - MDCR
- Provide termite report – MDCR
- Provide water intrusion report – MDCR
 - Based on maintenance concerns & grading
- Perform Asbestos inspection - AHJ
 - Provide abatement or encapsulation strategy
- Perform lead based paint inspection - AHJ
 - Provide abatement or encapsulation strategy
- Perform Radon testing – EC points
 - Zone 3 with low potential (less than 2pCi/L)

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Miscellaneous (continued):

- Complete existing condition questionnaire – LIHTC app
 - Provide plumbing inspection report
 - Provide electrical inspection report
- Install additional attic insulation to achieve R-45 (R-30 existing) – EC points & HERS
 - R-38 min. required - MDCR
- Seal around all existing (exposed & accessible) & new penetrations – MDCR & EarthCraft req'd
- Provide pest control service contract based on maintenance concerns - Recommend

Endnotes – Priority Level

1. High - Code, AHJ, ANSI, UD, UFAS, MDCR, LIHTC app, EarthCraft req'd, HIEE
2. Moderate – Owner request, Recommend, TC points, EC points, HERS
3. Low - Add Alt, provide allowance

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Property: 2209 Ruffin Road **Parcel ID:** S0080670001

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Parcel

Street Address: 2209 Ruffin Road Richmond, VA 23234-

Alternate Street Addresses: 2213 Ruffin Road
: 2201 Ruffin Road
: 2207 Ruffin Road
: 2211 Ruffin Road
: 2215 Ruffin Road
: 2217 Ruffin Road
: 2219 Ruffin Road

Owner: RUFFIN ROAD LLC C/O HOMES FOR AMERICA

Mailing Address: 318 SIXTH STREET, SUITE 2, ANNAPOLIS, MD 21403

Subdivision Name : Layfayette Gardens

Parent Parcel ID: S0080670001

Assessment Area: 501 - MF West

Property Class: 325 - R Apartments 100+ Units

Zoning District: R-48 - Residential (Multi-Family)

Exemption Code: 620 - Low Income Housing Credit (LIHTC)

Unit Count: 102

Current Assessment

Effective Date: 01/01/2021

Land Value: \$780,000

Improvement Value: \$4,934,000

Total Value: \$5,714,000

Area Tax: \$0

Special Assessment District: None

Land Description

Parcel Square Feet: 267642.5

Acreage: 6.144

Property Description 1: 0461.40X0543.30 IRG0000.000

State Plane Coords(?): X= 11790543.500003 Y= 3700237.200126

Latitude: 37.48054283 , **Longitude:** -77.44062431

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. (10 points)
2. The development is located in a census tract wherein 70% or more of the families have incomes which are \leq 80% statewide median income. **NOTE:** These census tracts are included in the definition of target area for single-family purposes, but do not include ACEDS. (10 points)
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. (10 points)
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. (15 points)
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. (15 points)

*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.

6. The development is located in a Qualified Opportunity Zone and has a binding commitment of funding. Documentation must include a firm commitment of funding from a Qualified Opportunity Fund (QOF). Evidence of the self-certification to become a QOF must be provided with the commitment for funding. (15 points)