

INTRODUCED: July 25, 2022

Expedited Consideration

A RESOLUTION No. 2022-R047

To amend Res. No. 2022-R028, adopted May 23, 2022, to support an economically mixed project to be located on the property known as 711 Dawn Street pursuant to Va. Code § 36-55.30:2, to reflect that the Council has determined that the area contains a non-housing portion of the building that is necessary and appropriate for the revitalization of the area for the industrial, commercial, or other development.

Patrons – Ms. Lambert and Vice President Robertson

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 25 2022 AT 6 P.M.

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

I. That Resolution No. 2022-R028, adopted May 23, 2022, be and is hereby amended as follows:

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 Virginia Housing Development Authority may finance an economically mixed project that is not located within a revitalization area if the governing bodies of localities determine by resolution that (i) either (a) the ability to provide residential housing and

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JUL 25 2022 REJECTED: _____ STRICKEN: _____

supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units therein are occupied or held available for occupancy by persons and families who are not of low and moderate income or (b) that the surrounding area of such project is, or is expected in the future to be, inhabited predominantly by lower income persons and families and will benefit from an economic mix of residents in such project 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 has determined that, with respect to the economically mixed project to be located on property known as 711 Dawn Street, identified as Tax Parcel No. N000-0442/005 in the 2022 records of the City Assessor and as shown on the survey entitled “Dawn Street Apartments, 711 Dawn Street, Richmond, Virginia, Existing Conditions, Topographic Survey,” prepared by VHB, and dated November 17, 2020, a copy of which is attached to this resolution, (i) the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units therein are

occupied or held available for occupancy by persons and families who are not of low and moderate income 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 support the economically mixed project to be located on the aforementioned property pursuant to section 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 supports the economically mixed project to be located on the property known as 711 Dawn Street, identified as Tax Parcel No. N000-0442/005 in the 2022 records of the City Assessor and as shown on the survey entitled “Dawn Street Apartments, 711 Dawn Street, Richmond, Virginia, Existing Conditions, Topographic Survey,” prepared by VHB, and dated November 17, 2020, a copy of which is attached to this resolution, 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, with respect to the aforementioned economically mixed project, the ability to provide residential housing and supporting facilities that serve persons or families of lower or moderate income will be enhanced if a portion of the units therein are occupied or held available for occupancy by persons and families who are not of low and moderate income.

BE IT FURTHER RESOLVED:

That the Council hereby determines that, with respect to the aforementioned economically mixed project, 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.

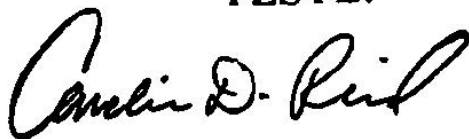
BE IT FURTHER RESOLVED:

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

II. This amendatory resolution shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

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

City Clerk



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Haskell Brown, Interim City Attorney

THROUGH Joyce Davis, Interim Council Chief of Staff

FROM Steven Taylor, Council Policy Analyst

COPY Ann-Frances Lambert, 3rd District Council Member
Kiya Stokes, 3rd District Liaison
Tabrica Rentz, Interim Deputy City Attorney

DATE July 21, 2022

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TITLE Amend Res. No. 2022-R028 Supporting a Mixed-Use Economic Development Project at 711 Dawn Street.

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

REQUESTING COUNCILMEMBER/PATRON

Ann-Frances Lambert

SUGGESTED STANDING COMMITTEE

Expedited – No Committee Assignment

ORDINANCE/RESOLUTION SUMMARY

Amend Res No. 2022-R028 supporting the planned economic development at 711 Dawn Street, to reflect that the Council has determined area contains a non-housing portion of the building that is necessary and appropriate for the revitalization of the area for the industrial, commercial, or other economic development.

BACKGROUND

VHDA funding of such mixed use projects requires this finding by the local governing body.

FISCAL IMPACT STATEMENT

Fiscal Impact Yes ☐ No ☒

Budget Amendment Required Yes ☐ No ☒

Estimated Cost or Revenue Impact \$ N/A

Note: N/A

Attachment/s Yes ☐ No ☒