

INTRODUCED: June 10, 2024

A RESOLUTION No. 2024-R017

To designate the property known as 6951 West Carnation Street as a revitalization area pursuant to Va. Code § 36-55.30:2. (9<sup>th</sup> District)

\_\_\_\_\_  
Patron – Mayor Stoney

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

PUBLIC HEARING: JUNE 24 2024 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 industrial, commercial or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational,

AYES:                  7          NOES:                  0          ABSTAIN:                          

ADOPTED:    JUN 24 2024       REJECTED:                                       STRICKEN:

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, the Council believes that the property known as 6951 West Carnation Street, identified as Tax Parcel No. C005-0879/008 in the 2024 records of the City Assessor and as shown on the survey entitled “ALTA/NSPS Land Title Survey of 2.647 Acres of Land Located at the Southeast Corner of Carnation Street and Hioaks Road,” prepared by Jennings Stephenson P.C., dated November 30, 2021, and last revised March 1, 2022, and the plans entitled “AfterNOON,” prepared by Walter Parks Architect, and dated February 19, 2024, a copy of which is attached to this resolution, is an area (i) for which the industrial, commercial or other economic development of such area will benefit the city 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) 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:

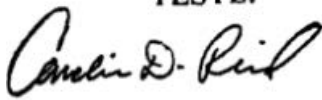
That the Council hereby designates the property known as 6951 West Carnation Street, identified as Tax Parcel No. C005-0879/008 in the 2024 records of the City Assessor and as shown on the survey entitled “ALTA/NSPS Land Title Survey of 2.647 Acres of Land Located at the Southeast Corner of Carnation Street and Hioaks Road,” prepared by Jennings Stephenson P.C., dated November 30, 2021, and last revised March 1, 2022, and the plans entitled “AfterNOON,” prepared by Walter Parks Architect, and dated February 19, 2024, 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 industrial, commercial or other economic development of the area consisting of the aforementioned property will benefit the city, but that 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.

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:  
  
City Clerk



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Master

**File Number: Admin-2024-0493**

**File ID:** Admin-2024-0493

**Type:** Request for Ordinance or Resolution

**Status:** Regular Agenda

**Version:** 1

**Reference:**

**In Control:** City Clerk Waiting Room

**Department:**

**Cost:**

**File Created:** 05/16/2024

**Subject:** Revitalization Designation 6951 West Carnation Street

**Final Action:**

**Title:**

**Internal Notes:** Designating the property at 6951 West Carnation Street as a Revitalization Area to facilitate the development of a 151-Multifamily development

**Code Sections:**

**Agenda Date:** 06/10/2024

**Indexes:**

**Agenda Number:**

**Patron(s):**

**Enactment Date:**

**Attachments:** WD - Revitalize - 6951 West Carnation Street - AATF.docx.pdf-City Attorney signed, Attachments-6941 West Carnation Street

**Enactment Number:**

**Contact:**

**Introduction Date:**

**Drafter:** Michelle.Peters@rva.gov

**Effective Date:**

**Related Files:**

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/20/2024	Sherrill Hampton	Approve	5/17/2024
1	2	5/20/2024	Alecia Blackwell - FYI	Notified - FYI	
1	3	5/20/2024	Sharon Ebert	Approve	5/22/2024
1	4	5/20/2024	Caitlin Sedano - FYI	Notified - FYI	
1	5	5/29/2024	Jeff Gray	Approve	5/22/2024
1	6	5/30/2024	Lincoln Saunders	Approve	6/7/2024
1	7	5/31/2024	Mayor Stoney	Approve	6/11/2024

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File Admin-2024-0493**

**O&R REQUEST**

**DATE:** April 25, 2024

**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 2.647-acre site at 6951 West Carnation Street, as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the 151 multifamily development serving low-income individuals and families.

**ORD. OR RES. No.**

**PURPOSE:** To request a resolution from the City Council designating the 2.647-acre site at 6951 West Carnation Street as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure VHDA (Virginia Housing) financing for the development of a 151 multifamily development serving low-income individuals and families.

**REASON:** Lynx Ventures, Inc. is seeking 4% housing tax credits to finance the development of 151 high-quality newly constructed units.

**RECOMMENDATION:** Approval is recommended, contingent upon the approval of the Community Unit Plan (CUP) amendment.

**BACKGROUND:** The proposed development at 6951 Carnation Street is the second phase of the Carnation Street development. The development will be constructed under the conditions and requirements outlined in the amended Beaufont Oaks Community Unit Plan (CUP). The applicant is seeking approval of an amendment to this CUP, to allow the development of the 151 multifamily residential units and accessory uses.

The development will provide 151 multifamily units, all of which are restricted to persons earning 60% of the area median income (AMI). The site includes one four-story building at the corner of Carnation Street and Hioaks Road with the off-street parking tucked behind the building and visible from Hioaks

Road. A small portion of the surface lot is also visible along the West Carnation Street frontage. Walter Park Architects designed the architectural façade of the building to feature modular red bricks and fiber cement panels. The multifamily development will also be constructed to meet the EarthCraft Gold Standards.

The development will include an on-site leasing office, market-rate level design, and features (stainless appliances, stone countertops, in-unit washers and dryers). The residents will have access to the amenities at the neighboring property at 7000 West Carnation Street. The shared amenity space includes a swimming pool, dog park, community room, and fitness center. The housing development is within walking distance from Chippenham Hospital which will provide easy access to medical services. A GRTC bus stop is also within walking distance of this development.

The estimated project cost is 39 million dollars and will be financed with tax credit investments, deferred fees, and grants to close the gap. Drucker and Falk are anticipated to be the third-party property management company to provide professional property management and maintenance services. This will be a 30-year affordable development with all of the units set aside for renters earning at 60% of the area median income (AMI). The development will provide the following unit mix:

### **Unit Mix**

<b>Bedroom(s)</b>	<b>Bathroom(s)</b>	<b># of Units</b>	<b>Floors</b>
1	1	23	First
		21	Second
		21	Third
		21	Fourth
<b>Total</b>	<b>86</b>		
2	2	14	First
		17	Second
		17	Third
		17	Fourth
<b>Total</b>	<b>65</b>		
<b>Total Units</b>	<b>151</b>		

This proposed development only includes a residential (housing) building and no nonhousing buildings.

The planned development at 6951 West Carnation Street will be in a Revitalization Area in the City of Richmond, Virginia. The revitalization area currently meets the following conditions (i) (2) the industrial, commercial, or other economic development of such area will benefit the city 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.

**FISCAL IMPACT/COST:** None

**FISCAL IMPLICATIONS:** None

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** Real Estate Taxes upon completion of the project.

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** June 10, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** June 24, 2024

**REQUESTED AGENDA:** Consent

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

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** None

**AFFECTED AGENCIES:** Housing & Community Development and Planning and Development Review

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

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

**ATTACHMENTS:** Alta Land Title Survey, Site Plan entitled “AfterNoon” dated February 19, 2024, prepared by Walter Parks Architect, Support Letter from the Honorable Nicole Jones, Ninth District City Councilmember, and the Real Estate Assessor Property Record

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



# NOTES

- OWNERSHIP:  
6951 CARNATION ACQUISITION, LLC  
INSTR. NO. 210029725  
P.B. 36 PG. 91-92  
P.B. 41 PG. 52-54  
PARCEL ID: C0050879008
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. PT21-1050  
COMMITMENT DATE: JANUARY 25, 2021 AT 8:00 A.M.  
REVISED DATE: SEPTEMBER 28, 2021
- EXCEPTIONS OF SCHEDULE B-SECTION II OF THE ABOVE REFERENCED TITLE COMMITMENT:
  - NOT ADDRESSED
  - NOT ADDRESSED
  - NOT ADDRESSED
  - NOT ADDRESSED
  - SHOWN HEREON
  - NOT ADDRESSED
  - NOT ADDRESSED
  - 10' C&P TELEPHONE EASEMENT IN D.B. 573 PG. 1472 - SHOWN HEREON
  - MATTERS ON PLAT IN P.B. 36 PG. 91 - PROPERTY LINES SHOWN HEREON
  - 60' ACCESS EASEMENT IN D.B. 581 PG. 585 - EASEMENT NOW LIES WITHIN THE VARIABLE WIDTH PUBLIC R/W
  - 16' SANITARY SEWER EASEMENT IN D.B. 580 PG. 567 - SHOWN HEREON
  - VARIABLE WIDTH INGRESS/EGRESS EASEMENT IN D.B. 599 PG. 1622 - SHOWN HEREON
  - 10' CITY OF RICHMOND GAS EASEMENT IN D.B. 263 PG. 1043 - SHOWN HEREON
- THIS PROPERTY LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 5101290019D, EFFECTIVE DATE APRIL 2, 2009
- DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- ZONING SETBACKS PER THE CITY OF RICHMOND  
ZONED: R-3 RESIDENTIAL  
SEE CITY OF RICHMOND ZONING ORDINANCE FOR SETBACKS.
- HORIZONTAL: THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.  
VERTICAL: NAVD 88 DATUM
- WETLANDS DELINEATED BY KIMLEY-HORN, INC AND FIELD LOCATED.
- THERE IS NO EVIDENCE OF RECENT CONSTRUCTION AT TIME OF SURVEY.
- UNDERGROUND UTILITIES MARKED BY MISS UTILITY; TICKET NO. B205400689-00B NO UNDERGROUND PAINT MARKING FOUND AT TIME OF SURVEY. INDICATIONS OF UNDERGROUND UTILITIES EXIST DUE TO LOCATION OF ABOVE GROUND UTILITY STRUCTURES.

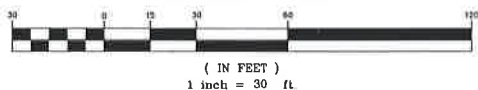
THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE ABOVE REFERENCED TITLE COMMITMENT.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,8,9,13 AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2021.

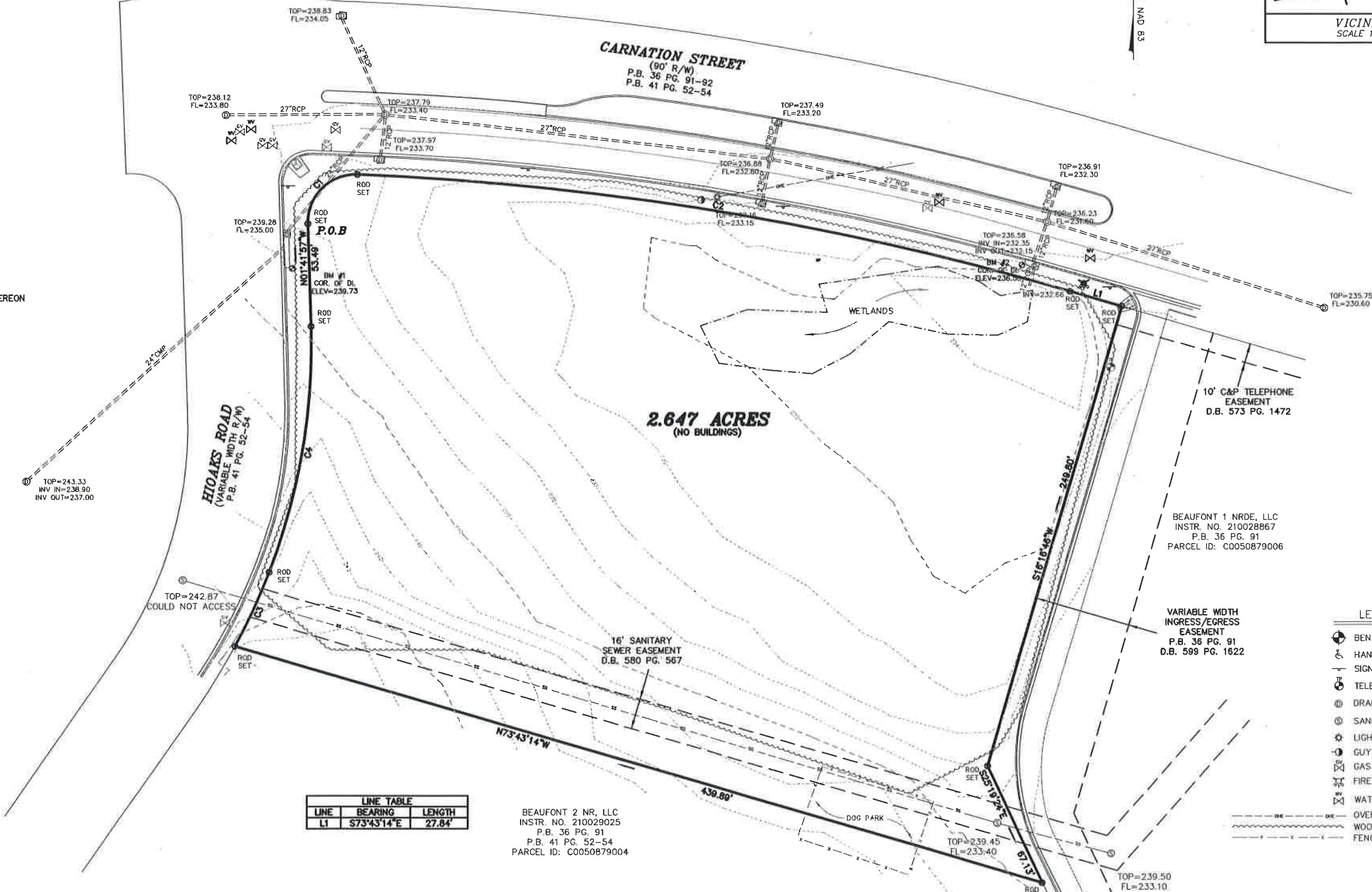
KENNETH R. BLAYLOCK, JR., L.S.  
LIC. NO. 2833

Rev 3-1-22  
DATE

GRAPHIC SCALE



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	41.03'	25.00'	94°02'30"	26.83'	N45°19'18"E	36.58'
C2	378.25'	1555.00'	13°56'13"	190.06'	S80°41'21"E	377.32'
C3	42.58'	351.15'	6°56'52"	21.32'	N24°49'37"E	42.55'
C4	130.98'	325.56'	23°03'08"	66.39'	N09°49'37"E	130.10'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°43'14"E	27.84'

BEAUFONT 2 NR, LLC  
INSTR. NO. 210029025  
P.B. 36 PG. 91  
P.B. 41 PG. 52-54  
PARCEL ID: C0050879004

LEGEND	
	BENCHMARK
	HANDICAP RAMP
	SIGN
	TELEPHONE PEDESTAL
	DRAINAGE MANHOLE
	SANITARY MANHOLE
	LIGHT POLE
	GUY WIRE
	GAS VALVE
	FIRE HYDRANT
	WATER VALVE
	OVERHEAD ELECTRIC
	WOODS LINE
	FENCE LINE

## LEGAL DESCRIPTION

BEGINNING AT A POINT; MARKED P.O.B.; SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF HIOAKS ROAD AND THE SOUTH LINE OF CARNATION STREET; THENCE ALONG THE SOUTH LINE OF CARNATION STREET ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 41.03', A RADIUS OF 25.00', A CHORD BEARING OF N45°19'18"E AND A CHORD OF 36.58' TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 378.25', A RADIUS OF 1,555.00', A CHORD BEARING OF S80°41'21"E AND A CHORD OF 377.32' TO A POINT; THENCE S73°43'14"E 27.84' TO A POINT; THENCE LEAVING THE SOUTH LINE OF CARNATION STREET S16°16'46"W 249.80' TO A POINT; THENCE S25°19'24"E 67.13' TO A POINT; THENCE N73°43'14"W 439.89' TO A POINT ON THE EAST LINE OF HIOAKS ROAD; THENCE ALONG THE EAST LINE OF HIOAKS ROAD ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 42.58', A RADIUS OF 351.15', A CHORD BEARING OF N24°49'37"E AND A CHORD OF 42.55' TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 130.98', A RADIUS OF 325.56', A CHORD BEARING OF N09°49'37"E AND A CHORD OF 130.10' TO A POINT; THENCE N01°41'57"W 53.49' TO THE POINT OF BEGINNING; MARKED P.O.B.; AND CONTAINING 2.647 ACRES.



**ALTA/NSPS LAND TITLE SURVEY OF  
2.647 ACRES OF LAND LOCATED AT THE  
SOUTHEAST CORNER OF CARNATION  
STREET AND HIOAKS ROAD**

CITY OF RICHMOND, VIRGINIA

DATE: NOVEMBER 30, 2021  
REVISED: MARCH 1, 2022

SCALE: 1" = 30'

JENNINGSTEPHENSON P.C.

LAND SURVEYORS  
& PLANNERS

10160 STAPLES MILL ROAD  
SUITE 103  
GLEN ALLEN, VA 23060  
PHONE - 804-545-6235  
FAX - 804-545-6259  
J.N. 21-736





UNIT SUMMARY		
TYPE	QUANTITY	
1 Bed/1 Bath	86	
2 Bed/2 Bath	65	
	<b>151</b>	

UNIT SUMMARY BY FLOOR			
LEVEL	UNIT TYPE	QUANTITY	Area
FIRST FLOOR			
	1 Bed/1 Bath	23	13,335
	2 Bed/2 Bath	14	11,785
		<b>37</b>	<b>25,120 ft²</b>
SECOND FLOOR			
	1 Bed/1 Bath	21	12,176
	2 Bed/2 Bath	17	14,310
		<b>38</b>	<b>26,486 ft²</b>
THIRD FLOOR			
	1 Bed/1 Bath	21	12,176
	2 Bed/2 Bath	17	14,310
		<b>38</b>	<b>26,486 ft²</b>
FOURTH FLOOR			
	1 Bed/1 Bath	21	12,176
	2 Bed/2 Bath	17	14,310
		<b>38</b>	<b>26,486 ft²</b>
		<b>151</b>	<b>104,578 ft²</b>

BUILDING AREA		
LEVEL	NAME	AREA (SF)
FIRST FLOOR	1 BED/1 BATH	13,335
FIRST FLOOR	2 BED/2 BATH	11,785
FIRST FLOOR	CORRIDOR	3,567
FIRST FLOOR	ELEV	191
FIRST FLOOR	LOBBY	841
FIRST FLOOR	STAIR	705
FIRST FLOOR	UTILITY	899
		<b>31,323 ft²</b>
SECOND FLOOR	1 BED/1 BATH	12,176
SECOND FLOOR	2 BED/2 BATH	14,310
SECOND FLOOR	CORRIDOR	3,514
SECOND FLOOR	ELEV	191
SECOND FLOOR	STAIR	705
SECOND FLOOR	UTILITY	526
		<b>31,422 ft²</b>
THIRD FLOOR	1 BED/1 BATH	12,176
THIRD FLOOR	2 BED/2 BATH	14,310
THIRD FLOOR	CORRIDOR	3,514
THIRD FLOOR	ELEV	191
THIRD FLOOR	STAIR	705
THIRD FLOOR	UTILITY	526
		<b>31,422 ft²</b>
FOURTH FLOOR	1 BED/1 BATH	12,176
FOURTH FLOOR	2 BED/2 BATH	14,310
FOURTH FLOOR	CORRIDOR	3,514
FOURTH FLOOR	ELEV	191
FOURTH FLOOR	STAIR	705
FOURTH FLOOR	UTILITY	526
		<b>31,422 ft²</b>
		<b>125,589 ft²</b>







**RICHMOND SOUTH CENTRAL 9TH VOTER DISTRICT**

**The Honorable Nicole Jones**

Councilmember, Richmond South Central 9th Voter District

February 26, 2024

**VIA EMAIL (Matthew.Ebinger@rva.gov)**

Matthew J. Ebinger, AICP  
Principal Planner/Secretary to the Planning Commission  
City of Richmond  
900 E Broad Street, Suite 500  
Richmond, VA 23219

**Re: Community Unit Plan  
6951 Carnation Street**

Dear Matthew,

I am writing this letter to confirm my support of the Beaufont Oaks Community Unit Plan amendment request to authorize the multifamily development at 6951 Carnation Street with 151 dwelling units filed by Lynx Ventures. The proposed multifamily development would provide greatly needed high-quality housing options for residents in South Richmond. In addition to attracting potential new residents to Richmond, the development of this land would have the potential to induce substantial economic development for not just the Ninth District but for the entire South Richmond area of the City.

For these reasons, I urge you to also support of this effort to bring high-quality housing that complements the neighborhood to this currently underutilized property in South Richmond.

Sincerely,

Nicole Jones  
Ninth District City Councilmember

[Print](#)**Property:** 6951 W Carnation St **Parcel ID:** C0050879008

Detail

**Parcel****Street Address:** 6951 W Carnation St Richmond, VA 23225-**Alternate Street Addresses:** 375 Hioaks Road**Owner:** 6951 CARNATION ACQUISITION LLC**Mailing Address:** 7 E 2ND ST, RICHMOND, VA 23224-4253**Subdivision Name :** BEAUFONT OAKS**Parent Parcel ID:****Assessment Area:** 471 - Midlothian**Property Class:** 401 - B Commercial Vacant Land**Zoning District:** R-3 - Residential (Single Family)**Exemption Code:** -**Current Assessment****Effective Date:** 01/01/2024**Land Value:** \$323,000**Improvement Value:****Total Value:** \$323,000**Area Tax:** \$0**Special Assessment District:** None**Land Description****Parcel Square Feet:** 114998.4**Acreage:** 2.648**Property Description 1:** BEAUFONT OAKS COMM L6 SII**Property Description 2:** 0451.53X0265.89 IRG0002.648 AC**State Plane Coords( ?):** X= 11765947.500022 Y= 3710175.073770**Latitude:** 37.50851030 , **Longitude:** -77.52427693

## § 36-55.30:2. Housing revitalization areas; economically mixed projects

A. For the sole purpose of empowering the HDA to provide financing in accordance with this chapter, the governing body of any city or county may by resolution designate an area within such city or county as a revitalization area if such governing body shall in such resolution make the following determinations with respect to such area: (i) either (a) 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, light or sanitation; excessive land coverage; deleterious land use; or faulty or inadequate design, quality or condition; or (b) 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. Any redevelopment area, conservation area, or rehabilitation area created or designated by the city or county pursuant to Chapter 1 (§ 36-1 et seq.) of this title, any census tract in which 70 percent or more of the families have incomes which are 80 percent or less of the statewide median income as determined by the federal government pursuant to Section 143 of the United States Internal Revenue Code or any successor code provision on the basis of the most recent decennial census for which data are available, and any census tract which is designated by the United States Department of Housing and Urban Development and, for the most recent year for which census data are available on household income in such tract, either in which 50 percent or more of the households have an income which is less than 60 percent of the area median gross income for such year or which has a poverty rate of at least 25 percent shall be deemed to be designated as a revitalization area without adoption of the above described resolution of the city or county. In any revitalization area, the HDA may provide financing for one or more economically mixed projects and, in conjunction therewith, any nonhousing buildings that are incidental to such project or projects or are determined by the governing body of the city or county to be necessary or appropriate for the revitalization of such area or for the industrial, commercial or other economic development thereof.

B. The HDA may finance an economically mixed project that is not within a revitalization area if the governing body of the city or county in which such project is or will be located shall by resolution determine (i) either (a) that 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 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.

C. In any economically mixed project financed under this section, the percentage of units occupied or held available for occupancy by persons and families who are not of low and moderate income, as determined as of the date of their initial occupancy of such units, shall not exceed 80 percent.

1979, c. 374; 1996, cc. [77](#), [498](#); 2004, c. [187](#); 2006, c. [784](#).

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.