



City of Richmond

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Legislation Text

File #: RES. 2022-R047, **Version:** 1

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.

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 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.