



Legislation Text

File #: RES. 2019-R043, **Version:** 1

To designate the [property] properties known as [3900] 3800 West Broad Street, 3810 West Broad Street, and 1610 Kent Road as a revitalization area pursuant to Va. Code § 36-55.30:2. (As Amended)

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 locality 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; 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]~~ properties known as ~~[3900]~~ 3800 West Broad Street, 3810 West Broad Street, and 1610 Kent Road, identified as Tax Parcel ~~[No. N000-1940/001]~~ Nos. N000-1940/012, N000-1940/011, and N000-1940/013, respectively, in the 2019 records of the City Assessor and as shown on the map entitled “United Methodist Family Services of Virginia, 3900 West Broad Street, Richmond, VA. 23230,” prepared by Hulcher & Associates, Inc., and dated, August 7, 2016, a copy of which is attached to this resolution, is an area in which (i) industrial, commercial or other economic development will benefit the City of Richmond but 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 is lacking 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 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]~~ properties known as ~~[3900]~~ 3800 West Broad Street, 3810 West Broad Street, and 1610 Kent Road, identified as Tax Parcel ~~[No. N000-1940/001]~~ Nos. N000-1940/012, N000-1940/011, and N000-1940/013, respectively, in the 2019 records of the City Assessor and as shown on the map entitled “United Methodist Family Services of Virginia, Inc., 3900 West Broad Street, Richmond, VA. 23230,” prepared by Hulcher & Associates, Inc., and dated, August 7, 2016, 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 in which industrial, commercial or other economic development will benefit the City of Richmond, but 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 is lacking.

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 nonhousing buildings that are necessary or appropriate for the revitalization of such area or for the industrial, commercial, or other economic development thereof.