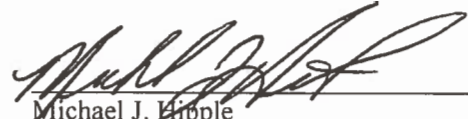


RESOLUTION

IN SUPPORT OF HOUSING PARTNERSHIPS INC. PURSUIT OF FUNDING FOR

POWHATAN TERRACE

- WHEREAS, the Board of Supervisors rezoned approximately 16.5 acres of land located at 1676 and 1678 Jamestown Road from Limited Business and General Residential to General Residential with proffers, and also approved a Special Use Permit for a Cluster Overlay, to allow for the construction of (36) townhomes (Zoning Case No. Z-0007-2008/MP-0005-2007); and
- WHEREAS, Housing Partnerships, Inc. is a valued local, not-for-profit developer; and
- WHEREAS, on January 9, 2018, at the request of Housing Partnerships, Inc., the Board of Supervisors approved an amendment to the proffers to allow the rental of the townhome units, determining the proffer amendment to be required by public necessity, convenience, general welfare, and good zoning practice (Zoning Case No. Z-0004-2017); and
- WHEREAS, on February 9, 2021, at the request of Housing Partnerships, Inc., the Board of Supervisors approved an amendment to the proffers to clarify obligations and responsibilities of the property owner and accepted voluntary proffers that affirmed Housing Partnerships, Inc. commitment to providing housing that meets the goals of the James City County Housing Opportunities Policy; and
- WHEREAS, Powhatan Terrace will provide homes to families at 30 to 60% of the Area Median Income for a period of at least 30 years, and thus addresses the well documented need for affordable rental housing in the County; and
- WHEREAS, the development of Powhatan Terrace by Housing Partnerships, Inc., in accordance with the approved zoning cases described above, and the allocation of federal housing tax credits available under IRC Section 42 for this development, will help to meet the housing needs of James City County.
- NOW, THEREFORE BE IT RESOLVED by the Board of Supervisors of James City County, Virginia, that it supports the development of Powhatan Terrace by Housing Partnerships, Inc. and awards for funding that it may seek from the Federal Home Loan Bank of Atlanta, the Virginia Department of Housing and Community Development, and other state and federal funding sources.



Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:



Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICENHOUR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MCGLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 27th day of April, 2021.

HousPartPowTr-res