December 10, 2024

Stacy Pethia, PhD
Assistant Director of Housing
Albemarle County
401 McIntire Road
Charlottesville, VA 22902

RE: Park View at South Pantops, Albemarle County VA

Dear Ms. Pethia:

Enterprise Community Development, Inc. respectfully requests Albemarle County to pass a resolution empowering Virginia Housing (VH) to provide financing for the rehabilitation of Park View at South Pantops, an existing low-income senior apartment building located at 210 S. Pantops Drive, Charlottesville, VA. The determination as required by VH is set forth in §36-55.30:2.A of the Virginia Code.

We have attached the resolution language which VH requires to be issued without modification.

Parkview at South Pantops is a 4-story, 90-unit apartment building placed in service in 2006. It consists of 54 one-bedroom and 36 two-bedroom senior apartments. It serves a low-income senior population. We are proposing a moderate rehab of all 90 units and common areas. VH financing through Low-Income Housing Tax Credits will make this rehab possible and allow Enterprise to preserve the property as affordable.

We appreciate your support in creating and preserving affordable housing in Albemarle County. Please do not hesitate to call me at 804-303-2333 if you have any questions.

Sincerely,

Alan Biller
Senior Real Estate Development Manager

General Instructions

Revitalization areas are defined in Virginia Code §36-55.30:2.A.

Designation

To qualify for revitalization area points, select <u>one</u> of the following (and provide adequate documentation):

1. The development is located in a Qualified Census Tract, as defined by HUD.

2. The development is located in a census tract wherein 70% or more of the families have incomes which are ≤ 80% statewide median income. NOTE: these census tracts are included in the definition of targeted area for single-family lending purpose, but do not include ACEDS.

3. The development is located in an already established redevelopment area, conservation area or rehabilitation district created by a city or county, pursuant to §36-1 et seq. Documentation <u>must</u> show area boundaries and support that the development lies within those boundaries.

4. The development is located in a Housing Rehabilitation Zone established through an ordinance created by a city, county or town pursuant to §36-55.64. Documentation <u>must</u> include a copy of the ordinance with support that the development lies within the Rehabilitation Zone.

5. The development is located in a defined revitalization area. Documentation <u>must</u> include a resolution from the locality supporting the development's s location within the revitalization area. See language below.

> *The above-referenced development is located in a Revitalization Area in the Town/City/County of _____, Virginia. The revitalization area is (i) **either** (1) 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 otherwise inadequate design, quality or condition, **or** (2) 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.*

Delete the language that does not apply, (i)(1) or (i)(2) above.