

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, pursuant to Section 36-55.30:2.A of the Code of the Virginia of 1950, as amended, the City Council of the City of Alexandria, Virginia, desires to designate the Site which will include the proposed Witter Place Project Site as the area (the “Area”) described on Exhibit A attached hereto, as a revitalization area;

**WHEREAS**, the proposed Area will redevelop an existing car dealership to construct approximately 94 rental units affordable to households with incomes at-or-below 40% to at-or-below 60% of the Area Median Income (AMI);

**WHEREAS**, the Witter Place Project will address several City Strategic housing goals and priorities, including locationally-efficient, deeply affordable family-sized affordable rental units;

**WHEREAS**, 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;

**WHEREAS**, private enterprise and investment are not reasonably expected, without assistance, to produce 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 thereby create a desirable economic mix of residents in such area;

**WHEREAS**, the affordable housing proposed in this Area would not be economically feasible without the provision of federal low-income housing tax credits and significant City investment at advantageous rates and terms; and

**WHEREAS**, the proposed development will provide a critical source of affordable housing for current and future low-and-moderate income residents at a range of incomes whose tenancy and local employment is essential to the Area's future economic development and sustainability, as well as to the City's strategic plan goal of maintaining a community that is diverse and inclusive;

**NOW, THEREFORE, BE IT HEREBY DETERMINED BY CITY COUNCIL** that:

- (1) 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
- (2) Private enterprise and investment are not reasonably expected, without assistance, including local, state, and federal investment, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the current and future needs of low-and- moderate income persons and families in the Area.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that pursuant to Section 36-55.30:2.A of the Code of Virginia 1950, as amended, the Area is hereby designated as a revitalization area.

ADOPTED:

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JUSTIN WILSON

MAYOR

ATTEST:

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Gloria Sitton

City Clerk

Exhibit A

