



RESOLUTION #R-__-__

**RATIFYING OR APPROVING THE FORMATION BY THE CHARLOTTESVILLE
REDEVELOPMENT AND HOUSING AUTHORITY OF CERTAIN ENTITIES TO
FACILITATE THE RENOVATION OF THE FIRST PHASE OF WESTHAVEN
APARTMENTS**

WHEREAS, the Charlottesville Redevelopment and Housing Authority (“CRHA”) was created pursuant to the Virginia Housing Authorities Law (“Act”) found in Chapter 1, Title 36, Code of Virginia, 1950, as amended, and is now existing and operating as a public body corporate and politic, and the Act empowers CRHA to form corporations, partnerships, joint ventures, trusts, or any other legal entity or combination thereof, on its own behalf, or with any person or public or private entity; and

WHEREAS, the CRHA’s Board of Commissioners has determined that it is appropriate to renovate its public housing community, known as the Westhaven Phase One Apartments, located in the City of Charlottesville, Virginia, and to convert them from public housing to Project Based Voucher housing in accordance with the Section 18 Demolition/Disposition Program of the U.S. Department of Housing and Urban Development (“Project”); and

WHEREAS, the City’s Capital Improvement Plan 5-year program (FY26-FY30) is inclusive of a funding commitment in the not-to-exceed amount of \$5,000,000 for CRHA’s Westhaven Phase 1 redevelopment project; and

WHEREAS, CRHA intends to use a variety of funding sources, including, but not limited to, low-income housing tax credits (“LIHTC”), to finance the Project; and

WHEREAS, CRHA, through various entities, will apply to the Virginia Housing Development Authority, d/b/a Virginia Housing for LIHTC, in part to provide financing for the Project, funding of debt service and other reserve funds, and the payment of other transaction costs related to the award of LIHTCs to the Project; and

WHEREAS, to secure funding, including, but not limited to, LIHTC and/or VHDA funding for the Project, CRHA must create certain entities to undertake the development and redevelopment of the Project; and

WHEREAS, § 36-19(12), Code of Virginia, 1950, as amended, requires, among other things, the approval by the local governing body of the formation by the CRHA of corporations, partnerships, joint ventures, trusts, or any other legal entity; and

WHEREAS, on June 13, 2024, the CRHA’s Board of Commissioners adopted a Resolution authorizing the formation of such limited partnerships, limited liability companies (“LLCs”), and other entities as may be necessary to facilitate the participation of CRHA in developing and financing the Project, subject to the approval of the City



Council of the City of Charlottesville, Virginia (“City Council”).

NOW, THEREFORE, BE IT RESOLVED that City Council, hereby ratifies the creation of the following LLCs, already created by, or to be created by CRHA, to enable CRHA to secure funding for the Project:

- Westhaven Phase One, LLC; and/or
- Westhaven Redevelopment Management Phase One, LLC.

FURTHER, BE IT RESOLVED by City Council that CRHA is authorized to create the following LLCs, to enable CRHA to secure funding for affordable housing development/redevelopment projects at Westhaven:

- Westhaven Phase One, LLC (or similar name); and/or
- Westhaven Redevelopment Management Phase One, LCC (or similar name).

Date Adopted: _____

Certified: _____
Clerk of Council