

**A Resolution to Declare Parcel Record Number 27755 as a Housing Revitalization Area and To Endorse the Development of Multi-Family Housing Options Adjacent to the Town of Chase City**

Whereas, access to housing is a pillar of American Society and is an essential component to ensure the domestic tranquility and promote the general welfare of local communities;

Whereas, a cross-section of residents of Mecklenburg County are desirous of housing options beyond the traditional single-family house as demonstrated both by survey responses collected as part of the last adopted *Mecklenburg County Comprehensive Plan* and by actions within the actual rental market within the County, wherein such units are nearly always let back out immediately upon availability;

Whereas, the Town of Chase City has approximately 1,504 total housing units, of which approximately 87% are one-unit structures, 6% are mobile homes, and only 7% are more than one-unit, the vast majority being two to four units;

Whereas, only 0.5%, or eight, total structures in the entire town exceed ten units of housing;

Whereas, the median monthly housing costs in the Town of Chase City is approximately 20% of the median household income of the residents of the Town; however, 90% of those households making less than \$20,000 per year are faced with housing costs in excess of 30% of their income;

Whereas, about one-third of all occupied units paying rent in the Town have a gross rent as a percentage of household income (GRAPI) of 35% or greater;

Whereas, very few housing structures have been constructed in the Town in the last decade;

Whereas, the area around the Town of Chase City has been selected as the site of a Data Center, upgraded transmission lines, and has multiple solar facilities and a gas line, proposed to be located in the area, and should all of these economic opportunities proceed forward, the Chase City area will have insufficient housing options to support the inflow of workers that will be present to construct and operate such facilities or will benefit from the direct and indirect spending that would occur as a result of such opportunities;

Whereas, an applicant has expressed serious and significant interest in the development and construction of a multi-family housing complex within the County, adjacent to the Town of Chase City, at County Parcel Record Number 27755;

Whereas, this same applicant requested a rezone of the aforementioned property referenced *supra* from Business, B-1 to Residential, R-2 and this rezone was approved by unanimous consent by the Board of Supervisors at the Board's March 14, 2022 Session;

Whereas, County Parcel Record Number 27755 is in an ideal area for growth immediately adjacent to the Town in a substantially undeveloped parcel;

Whereas, the Mecklenburg County Board of Supervisors designated Parcel Record Number 27755 an area of revitalization pursuant to § 36-55.30:2 of the Code of Virginia. This area of revitalization shall include all buildings on such parcel, regardless if said buildings provide housing directly, are designed as facilities to support the housing complex, or are necessary to induce residents to select housing at this location, thereby providing a desirable mixture of economic conditions at this site.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE TOWN OF CHASE CITY, VIRGINIA THAT:

1. The Town Council of Chase City, recognizes that a multi-family housing project that may be submitted on the property contained within Parcel Record Number 27755 requires a variety of financing tools be made available to the project in order for the project to reach fruition and achieve the goals of the project.
2. The Town Council of Chase City hereby endorses any project financing application, inclusive of grants, loans, or other forms of assistance, by Two-W, LLC, or any parent, affiliate, or subsidiary organization or entity thereof, to the Virginia Housing Development Authority (Virginia Housing) in conjunction with the development of multi-family housing at Parcel Record Number 27755, which is within an area of revitalization of in Mecklenburg County.

Adopted this \_\_\_\_\_ day of August 2022.

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Tonya M. Duffer, Clerk