

RESOLUTION (1) APPROVING ATTAINABLE
WORKFORCE HOUSING PERFORMANCE GRANT
TO GRAND LAKES, LP, (2) AUTHORIZING THE
CITY MANAGER TO EXECUTE THE GRANT
AGREEMENT AND SUPPORT AGREEMENT AND
(3) REQUESTING THAT THE CITY OF VIRGINIA
BEACH DEVELOPMENT AUTHORITY APPROVE
THE GRANT

WHEREAS, in 2022, the Virginia General Assembly amended the Industrial Development and Revenue Bond Act allowing development authorities, in conjunction with their local governing bodies, the power to make grants associated with the construction of affordable housing;

WHEREAS, in furtherance of its priority to increase affordable housing in the City, on April 1, 2025, City Council approved an Ordinance adopting the Attainable Workforce Housing Performance Grant Program (the "Program") and requested the City of Virginia Beach Development Authority (the "Authority") also adopt the same;

WHEREAS, on May 13, 2025, the Authority approved a Resolution adopting the Program;

WHEREAS, Grand Lakes, LP, a Virginia limited partnership ("Grand Lakes"), proposes to construct apartments on approximately 6.8 acres of land located at 5366 Virginia Beach Blvd. (a portion of GPIN: 1467-68-0155) (the "Project").

WHEREAS, Grand Lakes has applied for a grant under the Program in connection with the Project, on the terms and conditions set forth in the Summary of Terms, attached hereto as Exhibit A (the "Grant");

WHEREAS, Staff has determined that the application of Grand Lakes meets the eligibility requirements and recommends approval;

WHEREAS, the grant would be paid by the Authority to Grand Lakes pursuant to the terms of a Grant Agreement; and

WHEREAS, in accordance with the Program, the City and the Authority would enter into a Support Agreement, wherein the City would agree to provide sufficient funds to the Authority to meet its obligations set forth in the Grant Agreement

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY:

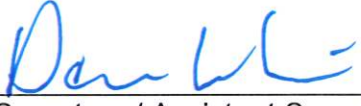
1. That Authority hereby approves the Program grant to Grand Lakes and authorizes the Chair or Vice Chair to execute a Grant Agreement and Support Agreement, so long as such documents are in substantial conformity with the terms set forth in the Summary of Terms, attached hereto as Exhibit A, and made a part hereof,

and such other terms, conditions or modifications as may be acceptable to the Chair and in a form deemed satisfactory by the City Attorney.

2. The Authority's approvals set forth in this Resolution shall not be effective unless and until the City Council adopts a similar Resolution approving the Program grant and authorizing execution of the relevant documents.

Adopted this 14 day of October, 2025, by the City of Virginia Beach Development Authority.

CITY OF VIRGINIA BEACH
DEVELOPMENT AUTHORITY

By: 
Secretary / Assistant Secretary

APPROVED AS TO CONTENT:


Economic Development

APPROVED AS TO LEGAL SUFFICIENCY:


City Attorney

EXHIBIT A
SUMMARY OF TERMS

- Grantor:** The City of Virginia Beach Development Authority ("Authority")
- Recipient:** Grand Lakes, LP, a Virginia limited partnership
- Property:** Approx. 6.8 acres located at 5366 Virginia Beach Blvd. Portion of GPIN: 1467-68-0155.
- Grant Amount:** An amount equal to 100% of incremental real estate taxes with the increment calculated as the difference between real estate taxes paid in fiscal year FY25-26 (the "Base Real Estate Tax Revenue") and those paid each year after completion of the Project, defined below.
- Grant Term:** 15 years, with an option to renew for an additional 15 years if Recipient makes the Reinvested Capital Improvements in the Project in the first 15 years. Total term is 30 years.
- Project:**
- New Construction at the Property.
 - 172 multi-family apartment units for seniors.
 - 100% affordable units serving household with an average income 60% of the Area Median Income
 - Grant Amount = 100% of incremental real estate taxes.
 - Reinvested Capital Improvements \$1,720,000.
 - Estimated Project Gap: \$2,150,000.
- Other Terms:**
- City and Authority obligations under the Grant Agreement are subject to funds being appropriated and budgeted by City Council.
 - Administrative fee: 1% of grant payment to be paid by Recipient to Authority to cover administrative expenses for managing the grant.
 - Strive for goal of 50% small, woman, and minority (SWaM) business participation during the construction phase of development and require reporting of expenditures to the City's SWaM Office.