



**Economic Development Authority  
of Albemarle County, Virginia**

**RESOLUTION TO APPROVE DETERMINATION CERTIFICATE RELATED TO  
HABITAT FOR HUMANITY OF GREATER CHARLOTTESVILLE, INC., SALE OF  
SOUTHWOOD PARCEL TO PIEDMONT HOUSING ALLIANCE**

**WHEREAS**, the Albemarle County Board of Supervisors (“BOS”) and the Economic Development Authority of Albemarle County, Virginia (“Authority”) entered into a Performance Agreement (“Agreement”) with Habitat for Humanity of Greater Charlottesville, Inc. (“Habitat for Humanity”), regarding the County’s financial contribution to Habitat for Humanity, through the Authority, to be used for the construction of affordable dwelling units by Habitat for Humanity or builders acting under contract with Habitat for Humanity within the Southwood Neighborhood; and

**WHEREAS**, Habitat for Humanity has contracted with Piedmont Housing Alliance (“PHA”) to sell 4.74 acres of the Southwood property for PHA to develop more than eighty residential apartment units that will qualify as Affordable Dwelling Units under the Agreement and will qualify PHA for Low Income Housing Tax Credits under federal law; and

**WHEREAS**, Habitat for Humanity and PHA must obtain a Determination Certificate from the Authority and the BOS as parties to the Agreement certifying the proposed sale and successful development of the obligations described in the proposed Determination Certificate are consistent with and satisfy certain aspects of the Agreement; and

**WHEREAS**, the Authority relies on the BOS and the expertise of its staff to determine the appropriateness of the Determination Certificate and independently verify the contents thereof as the Authority is serving solely as a conduit for the BOS under the Agreement and has made no determination as to appropriateness or verification of the contents.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Directors for the Economic Development Authority of Albemarle County, Virginia, hereby approves the proposed Determination Certificate and authorizes the Chair to execute the Determination Certificate on behalf of the Authority once it has been amended to reflect the Authority relies on the BOS and its staff to determine the appropriateness of the Certificate and to independently verify the contents thereof, the Authority has not independently determined the appropriateness of the Certificate or verified its contents, and once it has been approved by the BOS and approved as to form and content by the County Attorney.

**MOTION**

I move that the Economic Development Authority of the County of Albemarle, Virginia, adopt the recited Resolution and authorize the Chair to execute the Determination Certificate once it is amended to reflect accurately the Authority's limited role as noted above and once it has been approved by the Board of Supervisors and approved by the County Attorney as to form.

**CERTIFICATE**

I, Donald D. Long, do hereby certify that the foregoing writing is the Resolution duly adopted by the Economic Development Authority of Albemarle County, Virginia, by a vote of \_\_\_\_ to \_\_\_\_ as recorded below, at a meeting held on 30 June 2021.

\_\_\_\_\_  
Donald D. Long, Chairman

	Aye	Nay
Mr. Long	_____	_____
Mr. Ray	_____	_____
Mr. Shreve	_____	_____
Mr. Munson	_____	_____
Ms. Imhoff	_____	_____
Mr. McNaughton	_____	_____