

INTRODUCED: March 25, 2024

AN ORDINANCE No. 2024-097

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute appropriate documents releasing The Maggie Walker Community Land Trust and its successors in interest from any obligation to fulfill certain deed conditions and contractual requirements to redevelop the property known as 2615 Q Street for the purpose of allowing the Land Trust to sell such property to the owners of abutting parcels and utilize the proceeds from such sale to facilitate the development of affordable housing by The Maggie Walker Community Land Trust in the city of Richmond.

\_\_\_\_\_  
Patron – Mayor Stoney

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Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: APR 22 2024 AT 6 P.M.

WHEREAS, Ordinance No. 2018-033, adopted February 26, 2018, declared that a public necessity existed, authorized the Chief Administrative Officer, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property known as 2615 Q Street, with Tax Parcel No. E000-0475/008, and authorized the conveyance of such property for \$2,152.00 to The Maggie Walker Community Land Trust for the purpose of eliminating blight and making such property available for redevelopment; and

WHEREAS, pursuant to Ordinance No. 2018-033, adopted February 26, 2018, the City and The Maggie Walker Community Land Trust entered into a Non-Profit Housing

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

Rehabilitation for Affordable Home Ownership Development Agreement, dated December 19, 2018, that required The Maggie Walker Community Land Trust to obtain certain federal, state, and City permits, approvals, and authorizations for the rehabilitation or construction of a single-family residential dwelling located at 2615 Q Street, with Tax Parcel No. E000-0475/008, and to rehabilitate such property or construct a new single-family residential dwelling on the property in accordance with applicable laws and regulations; and

WHEREAS, pursuant to Ordinance No. 2018-033, adopted February 26, 2018, the Chief Administrative Officer, for an on behalf of the City, executed a Special Warranty Deed, dated December 19, 2018, and recorded in the land records of the Circuit Court of the City of Richmond on December 19, 2018, as Instrument No. 18-25710, by which the City conveyed to The Maggie Walker Community Land Trust the property known as 2615 Q Street, with Tax Parcel No. E000-0475/008; and

WHEREAS, construction of a single-family residential dwelling on the property known as 2615 Q Street, with Tax Parcel No. E000-0475/008, which is situated in a R-6 Single-Family Attached Residential District, is not currently allowed by section 30-412.4, concerning lot area and width, density, and unit width, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, The Maggie Walker Community Land Trust therefore desires to sell the property known as 2615 Q Street, with Tax Parcel No. E000-0475/008, to the owners of abutting parcels and to utilize the proceeds from such sale to facilitate the development of affordable housing by The Maggie Walker Community Land Trust in the city of Richmond

WHEREAS, the City desires to allow The Maggie Walker Community Land Trust to sell the property known as 2615 Q Street, with Tax Parcel No. E000-0475/008, to the owners of

abutting parcels and to utilize the proceeds from such sale to facilitate the development of affordable housing by The Maggie Walker Community Land Trust in the city of Richmond; and

WHEREAS, the City further believes that the City's release of The Maggie Walker Community Land Trust and its successors in interest from the obligations of the aforementioned Non-Profit Housing Rehabilitation for Affordable Home Ownership Development Agreement and from certain related requirements, limitations, and conditions would facilitate this sale of the property known as 2615 Q Street, with Tax Parcel No. E000-0475/008;

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to release The Maggie Walker Community Land Trust and its successors in interest from the obligations of the Non-Profit Housing Rehabilitation for Affordable Home Ownership Development Agreement, dated December 19, 2018, and entered into in accordance with Ordinance No. 2018-033, adopted February 26, 2018, and from certain related requirements, limitations, and conditions, pursuant to an appropriate document approved as to form by the City Attorney for the purpose of allowing the Maggie Walker Community Land Trust to sell the property known as 2615 Q Street, with Tax Parcel No. E000-0475/008, to the owners of abutting parcels and to utilize the proceeds from such sale to facilitate the development of affordable housing by The Maggie Walker Community Land Trust in the city of Richmond.

§ 2. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to release The Maggie Walker Community Land Trust and its successors in interest from the Special Warranty Deed, dated December 19, 2018, and recorded in the land records of the Circuit Court of the City of Richmond on December 19, 2018, as

Instrument No. 18-25710, pursuant to an appropriate document approved as to form by the City Attorney for the purpose of allowing the Maggie Walker Community Land Trust to sell the property known as 2615 Q Street, with Tax Parcel No. E000-0475/008, to the owners of abutting parcels and to utilize the proceeds from such sale to facilitate the development of affordable housing by The Maggie Walker Community Land Trust in the city of Richmond.

§ 3. This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

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City Attorney's Office



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Master

File Number: Admin-2024-0206

File ID: Admin-2024-0206

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department: Economic Development

Cost:

File Created: 03/07/2024

Subject: Release of MWCLT's 2615 Q Street Development Agreement Obligations

Final Action:

Title:

### Internal Notes:

### Code Sections:

Agenda Date: 03/25/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: WD - 3-11 MWCLT - Release AATF.pdf

Enactment Number:

Contact:

Introduction Date:

Drafter: matthew.welch@rva.gov

Effective Date:

Related Files:

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/7/2024	Matt Welch - FYI	Notified - FYI	
1	2	3/7/2024	Sharon Ebert	Approve	3/11/2024
1	3	3/12/2024	Jeff Gray	Approve	3/11/2024
1	4	3/12/2024	Lincoln Saunders	Approve	3/14/2024
1	5	3/12/2024	Mayor Stoney	Approve	3/14/2024

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File Admin-2024-0206

# City of Richmond

## Intracity Correspondence

**O&R Transmittal**

**DATE:** March 7, 2024

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer - Planning & Economic Development Portfolio

**FROM:** Matthew A. Welch, Senior Policy Advisor - Planning & Economic Dev. Portfolio

**RE:** Release of MWCLT's 2615 Q Street Development Agreement Obligations

**ORD. OR RES. No.**

**PURPOSE:** To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute appropriate documents releasing The Maggie Walker Community Land Trust ("MWCLT") and its successors in interest from any obligation to fulfill certain deed conditions and contractual requirements to redevelop the property known as 2615 Q Street (the "Property") for the purpose of allowing the Land Trust to sell the property to the owners of abutting parcels and utilize the proceeds from such sale to aid in its efforts to develop affordable housing in the city of Richmond.

**BACKGROUND:** In 2018, City Council adopted Ord. No. 2018-033 (the "Ordinance"), authorizing the City's acquisition of the Property at a tax delinquent judicial sale and the City's subsequent conveyance of the Property to MWCLT for the purpose of eliminating blight and making the Property available for redevelopment. Pursuant to the Ordinance, the City conveyed the Property to MWCLT subject to a Non-Profit Housing Rehabilitation for Affordable Home Ownership Development Agreement (the "Development Agreement"), which required that MWCLT obtain certain federal, state, and City permits, approvals, and authorizations for the rehabilitation or construction of a single-family residential dwelling on the Property and to complete such rehabilitation or construction a new single-family residential dwelling on the Property in accordance with applicable laws and regulations.

The Property is a currently vacant lot and is zoned as R-6 Single-Family Attached Residential. This zoning permits the construction of single-family detached dwellings; however, the Property does not meet the minimum requirements of 5,000 square feet in area and 50 feet in width. Instead, the lot area is roughly 1,950 square feet and 15 feet in width. In addition, zoning requires minimum front setbacks of 15' and minimum side setbacks of 5' for single-family detached dwellings. These requirements make it impossible to develop a single-family detached home on the conveyed lot under the current zoning. An ordinance to authorize a Special Use Permit to enable construction notwithstanding the aforementioned zoning requirements was introduced in June 2023 but later withdrawn following opposition from residents of the neighborhood.

Due to the inability to construct a dwelling on the Property under the zoning requirements, MWCLT desires to sell the Property to the owners of the parcels abutting the Property on each side. MWCLT intends to utilize any proceeds from such sales to aid in its efforts to develop affordable housing in Richmond. In order to enable such sales to move forward, MWCLT requested that the City release MWCLT from the Development Agreement obligations.

**COMMUNITY ENGAGEMENT:** N/A

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** N/A

**FISCAL IMPACT:** N/A

**DESIRED EFFECTIVE DATE:** Upon adoption of this Ordinance

**REQUESTED INTRODUCTION DATE:** March 25, 2024

**CITY COUNCIL PUBLIC HEARING DATE:** April 22, 2024

**REQUESTED AGENDA:** Consent Agenda

**RECOMMENDED COUNCIL COMMITTEE:** Land Use, Housing & Transportation

**AFFECTED AGENCIES:** Mayor, Chief Administrative Officer, Office of the City Attorney, Department of Economic Development, Department of Planning & Development Review

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Would release MWCLT from the Development Agreement obligations authorized by Ord. No. 2018-033

**ATTACHMENTS:** Draft Ordinance (Signed Approved as to Form by the City Attorney's Office)

**STAFF:** Matt Welch, Senior Policy Advisor - Planning & Economic Development Portfolio