

INTRODUCED: December 9, 2024

A RESOLUTION No. 2024-R040

To accept and approve the biennial real estate strategies plan entitled “2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties.”

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 13 2025 AT 6 P.M.

WHEREAS, pursuant to section 8-56(c) of the Code of the City of Richmond (2020), as amended, the Chief Administrative Officer shall provide to Council, by October 1 of every even numbered year, a biennial real estate strategies plan consisting of recommendations for the disposition of City-owned parcels no longer needed for municipal purposes; and

WHEREAS, the Chief Administrative Office submitted to the Council a biennial real estate strategies plan in the form of a memorandum entitled “2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties,” dated September 26, 2024, as required by section 8-56(c) of the Code of the City of Richmond (2020), as amended; and

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

WHEREAS, the Council believes that it is in the best interests of the City that the Council accept and approve the aforementioned real estate strategies plan in the form of a memorandum entitled “2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties,” dated September 26, 2024;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council accepts and approves the real estate strategies plan set forth in the form of the memorandum entitled “2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties,” dated September 26, 2024, a copy of which is attached to and incorporated into this resolution.

APPROVED AS TO FORM:



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-2024-1457

File ID: Admin-2024-1457

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Clerk Waiting Room

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Cost:

File Created: 11/19/2024

Subject:

Final Action:

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Agenda Date: 12/09/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-1457 2024 Biennial Real Estate Strategies Plan_City-owned real estate, Admin-2024-1457 Memo-2024 Biennial Real Estate Strategies Report to City CouncilFrom CAO Saunders, Admin-2024-1457_V2 AATF - Resolution - Biennial Real Estate Strategies Plan for City Owned Properties

Enactment Number:

Contact:

Introduction Date:

Drafter: Gail.Johnson@rva.gov

Effective Date:

Related Files:

Approval History

| Version | Seq # | Action Date | Approver | Action | Due Date |
|---------|-------|-------------|------------------|---------|------------|
| 2 | 1 | 11/19/2024 | Sharon Ebert | Approve | 11/20/2024 |
| 2 | 2 | 11/20/2024 | Jeff Gray | Approve | 11/20/2024 |
| 2 | 3 | 11/21/2024 | Lincoln Saunders | Approve | 11/29/2024 |
| 2 | 4 | 11/22/2024 | Mayor Stoney | Approve | 12/9/2024 |

History of Legislative File

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

Text of Legislative File Admin-2024-1457

DATE: December 5, 2024 **EDITION:** 3

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

THROUGH: Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO - Planning & Economic Development Portfolio

FROM: Gail Johnson, Director of General Services (DGS) - Operations Portfolio
Christopher Nizamis, Real Estate Manager - Real Estate Strategies/DED-DGS

RE: 2024 Biennial Real Estate Strategies Plan for City-Owned Surplus Properties

ORD. OR RES. No.

PURPOSE: To accept and approve the biennial real estate strategies plan entitled “2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties.”

BACKGROUND: Pursuant to City Code 8-56 (c) - Biennial Recommendations, by October 1 of every even-numbered year, the Chief Administrative Officer must provide to City Council a Biennial Real Estate Strategies Plan consisting of recommendations for the sale and disposition of City-owned parcels of real estate no longer needed for municipal purposes.

As the City continues to strive towards applying an equity lens to all facets of its operations, a major focus of the 2024 Plan spearheaded by the One Richmond: An Equitable Affordable Housing Plan is identifying parcels of City-owned real estate that are proposed to be used to facilitate the continued development of affordable housing units in a variety of geographic areas and across the spectrum. Properties include vacant land for affordable housing/multi-family residential sites, as well as a variety of commercial buildings and development sites.

In total, the 2024 Plan lists 28 parcels of city-owned real estate covering approximately 55.625± acres of land area throughout the City, which are separated into two categories this year. **Category One - Residential** consists of parcels and assemblages with the opportunity to facilitate the development of multi-family rental and/or for-sale/rent affordable housing; and **Category Two - Commercial** consists of parcels and assemblages of land parcels with future commercial or large-scale mixed-use development, as well as, to facilitate the development of multi-family rental and/or for-sale affordable housing units

Category One - Residential:

Category One lists a total of 21 parcels consisting of 43.801± acres, designated to align with the One

Richmond: An Equitable Affordable Housing Plan for affordable residential housing uses including single-family homeownership and multi-family rental unit opportunities. These parcels are designated for future use for affordable single and/or two-family attached and detached homeownership opportunities and the creation of wealth - some of which parcels are large enough to accommodate multiple single-family homes, duplexes, multifamily and mixed-use properties. The anticipated most-likely disposition method is direct conveyance(s) or request for proposals from the City to housing developers and non-profit housing organizations. The guiding principle is to analyze city-owned parcels that are located in neighborhoods that are conducive to low-income homeownership and to allow for a unified approach in transforming public housing into homeownership opportunities; and partnering with other housing agencies to develop the housing and subsidy to assist with the cost of housing.

Category Two - Commercial:

Category Two lists a total of 7 parcels consisting of 11.824± acres, designated for future use for large scale mixed-use/mixed-income development projects. While reducing the cost of developing affordable homeownership and rental housing by providing City-owned land at a nominal cost to our non-profit organizations is a strong priority and a major focus of the 2024 plan as seen in Category One. It is also a priority of the Department of Economic Development/Real Estate Strategies to sell highly valuable parcels to not only spawn commercial development providing much needed community benefits, but to also provide immediate cash proceeds that can be used for future capital improvement plan needs, as well as increase future ongoing tax revenues. The anticipated most-likely disposition method for Category Two sites is conveyance(s) from the City to the developer(s) selected following a competitive Request for Proposals process or through an Unsolicited Offer.

The Administration encouraged all agencies this year to participate in our ongoing effort to evaluate the portfolio of city-owned real estate along with the City's operational space needs in an effort to further identify opportunities in the future.

COMMUNITY ENGAGEMENT: None

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: Pursuant to current Assessed Valuations for the properties shown in the Plan, approximately \$5,427,000 in direct revenue to the City may be realized from the Purchase/Conveyance for the comprehensive list of surplus properties if sold at the Assessed Value. The City of Richmond stands to receive an increase in future revenues from the sale/conveyance of the properties, as well as continued taxes levied on the property and new developments.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 9, 2024

CITY COUNCIL PUBLIC HEARING DATE: January 13, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing, and Transportation Standing Committee

AFFECTED AGENCIES: City Attorney's Office and Real Estate Strategies (DED/DGS)

RELATIONSHIP TO EXISTING ORD. OR RES.: Ord No. 2005-282-270, § 2, 12-12-2005.

RECOMMENDATION: The City Administration recommends approval.

ATTACHMENTS: 2024 Biennial Real Estate Strategies Plan for the Sale and Disposition of City-Owned Real Estate; Memo-2024 Biennial Real Estate Strategies Report to City Council From CAO Saunders

STAFF: Christopher Nizamis, Real Estate Manager - Real Estate Strategies/DED-DGS



CITY OF RICHMOND

Chief Administrative Office

MEMORANDUM

DATE: September 26, 2024

TO: The Honorable Members of City Council

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

COPY: Sharon Ebert, Deputy Chief Administrative Officer – Planning and DED
Gail Johnson, Acting Director - General Services (DGS) / Operations Portfolio
Christopher Nizamis, Real Estate Manager – Real Estate Strategies/DED-DGS

RE: 2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties (attached)

Pursuant to City Code 8-56 (c) – Biennial Recommendations, by October 1 of every even numbered year, the Chief Administrative Officer must provide to City Council a Biennial Real Estate Strategies Plan consisting of recommendation for the sale and disposition of City-owned parcels of real estate no longer needed for municipal purposes. Please find enclosed the Administration’s recommended 2024 Real Estate Strategies Plan.

As the City continues to strive towards applying an equity lens to all facets of its operations, a major focus of the 2024 Plan spearheaded by the One Richmond: An Equitable Affordable Housing Plan is identifying parcels of City-owned real estate that are proposed to be used to facilitate the continued development of affordable housing units in a variety of geographic areas and across the spectrum. Properties include vacant land for affordable housing/multi-family residential sites, as well as a variety of commercial buildings and development sites.

In total, the 2024 Plan lists 28 parcels of city-owned real estate covering approximately 55.625± acres of land area throughout the City, which are separated into two categories this year. **Category One – Residential** consists of parcels and assemblages with the opportunity to facilitate development of multi-family rental and/or for-sale/rent affordable housing; and **Category Two - Commercial** consists of parcels and assemblages of land parcels with future commercial or large-scale mixed-use development, as well as, to facilitate development of multi-family rental and/or for-sale affordable housing units

Category One – Residential:

Category One lists a total of 21 parcels designated to align with the One Richmond: An Equitable Affordable Housing Plan for affordable residential housing uses including single family homeownership and multi-family rental unit opportunities. These parcels are designated for future use for affordable single and/or two-family attached and detached homeownership opportunities and the creation of wealth – some of which parcels are large enough to accommodate multiple single-family homes, duplexes, multifamily



CITY OF RICHMOND

Chief Administrative Office

and mixed-use properties. The anticipated most-likely disposition method is direct conveyance(s) or request for proposals from the City to housing developers and non-profit housing organizations. The guiding principle is to analyze city-owned parcels that are located in neighborhoods that are conducive to low-income homeownership and to allow for a unified approach in transforming public housing into homeownership opportunities; and partnering with other housing agencies to develop the housing and subsidy to assist with the cost of housing.

Category Two – Commercial:

Category Two lists a total of 7 parcels designated for future use for large scale mixed-use/mixed-income development projects. While reducing the cost of developing affordable homeownership and rental housing by providing City-owned land at a nominal cost to our non-profit organizations is a strong priority and a major focus of the 2024 plan as seen in Category One. It is also a priority of the Department of Economic Development/Real Estate Strategies to sell highly valuable parcels to not only spawn commercial development providing much needed community benefits, but to also provide immediate cash proceeds that can be used for future capital improvement plan needs, as well as increase future ongoing tax revenues. The anticipated most-likely disposition method for Category Two sites is conveyance(s) from the City to the developer(s) selected following a competitive Request for Proposals process or through an Unsolicited Offer.

In summary, the 2024 Plan lists 28 city-owned parcels of real estate encompassing \$5,427,000 in assessed value comprising of 55.625± acres, and is separated into the two categories as follows:

- Category 1 = 21 parcels / 43.801± acres
- Category 2 = 7 parcels / 11.824± acres

The Administration encouraged all agencies this year to participate in our ongoing effort to evaluate the portfolio of city-owned real estate along with the City's operational space needs in an effort to further identify opportunities in the future. The Department of Real Estate Strategies will continue to evaluate the portfolio of city-owned real estate along with the City's operational space needs in an effort to further identify opportunities in the future.

2024 BIENNIAL REAL ESTATE STRATEGIES PLAN (CITY-OWNED REAL ESTATE)

Note: the submission of the 2024 Biennial Real Estate Strategies Plan is inclusive of the properties included within the 2022 Plan that was previously submitted but not authorized for release.

CATEGORY ONE - RESIDENTIAL

Purpose: Opportunity to facilitate development of multi-family rental and/or for-sale affordable housing units in furtherance of One Richmond - An Equitable Affordable Housing Plan
Most Likely Disposition Method: Direct conveyance to affordable housing developers/non-profit organizations, Request for Proposals and Unsolicited Offers

Miscellaneous Properties

| Parcel ID | Property Address | Owner | Council District | Zoning District | Location Based Incentive Program | Total Assessed Value | Parcel Acreage | Building Square Footage | Current Use of the Parcel | Property Notes/Comments |
|--------------|-------------------------------|------------------|------------------|------------------------------------|----------------------------------|----------------------|----------------|-------------------------|---------------------------|--|
| N0000402008 | 2001 Fendall Ave (23222) | City of Richmond | 3 | R-48 Residential (Multi-Family) | N/A | \$80,000 | 0.492 | N/A | Vacant Land | Conveyance and development of parcel is potentially subject to FEMA restrictions |
| C00220143031 | 8301 Chippenham Rd (23235) | City of Richmond | 4 | R-2 Residential (Single Family) | N/A | \$36,000 | 0.907 | N/A | Vacant Land | |
| | | | | Total for 2 Parcels: | | \$116,000 | 1.399 | | | |

Belmont Road

| Parcel ID | Property Address | Owner | Council District | Zoning District | Location Based Incentive Program | Total Assessed Value | Parcel Acreage | Building Square Footage | Current Use of the Parcel | Property Notes/Comments |
|-------------|------------------------------|---------------------------|------------------|--|----------------------------------|----------------------|----------------|-------------------------|---------------------------|--|
| C0080939027 | 3410 Belmont Rd (23234) | City of Richmond (DPW) | 8 | R-3 Residential (Single Family) Southside East | N/A | \$80,000 | 0.341 | N/A | Vacant Land | Property is adjacent to 3420 Belmont Road. Could be sold individually or together. |
| C0080939028 | 3420 Belmont Rd (23234) | City of Richmond (DPW) | 8 | R-3 Residential (Single Family) Southside East | N/A | \$107,000 | 0.514 | N/A | Vacant Land | Property is adjacent to 3410 Belmont Road. Could be sold individually or together. |
| C0080939051 | 5114 W Belmont Rd (23234) | City of Richmond (DPW) | 8 | R-3 Residential (Single Family) Southside East | N/A | \$87,000 | 0.380 | N/A | Vacant Land | Property is adjacent to 5418 Belmont Road. Could be sold individually or together. |
| C0080939052 | 5118 W Belmont Rd (23234) | City of Richmond (DPW) | 8 | R-3 Residential (Single Family) Southside East | N/A | \$12,000 | 0.071 | N/A | Vacant Land | Property is adjacent to 5114 Belmont Road. Could be sold individually or together. |
| | | | | Total for 4 Parcels: | | \$286,000 | 1.306 | | | |

2024 BIENNIAL REAL ESTATE STRATEGIES PLAN (CITY-OWNED REAL ESTATE)

Note: the submission of the 2024 Biennial Real Estate Strategies Plan is inclusive of the properties included within the 2022 Plan that was previously submitted but not authorized for release.

Greenwood Avenue

| Parcel ID | Property Address | Owner | Council District | Zoning District | Location Based Incentive Program | Total Assessed Value | Parcel Acreage | Building Square Footage | Current Use of the Parcel | Property Notes/Comments |
|-----------------------------|----------------------------|---|------------------|---------------------------------|----------------------------------|----------------------|----------------|-------------------------|---------------------------|--|
| N0000368011 | 1900 Greenwood Ave (23222) | City of Richmond | 3 | R-6 Residential (single family) | N/A | \$77,000 | 0.138 | N/A | Vacant Land | Conveyance and development of parcel is potentially subject to FEMA restrictions |
| N0000368010 | 1902 Greenwood Ave (23222) | City of Richmond | 3 | R-6 Residential (single family) | N/A | \$63,000 | 0.069 | N/A | Vacant Land | Conveyance and development of parcel is potentially subject to FEMA restrictions |
| N0000368007 | 1904 Greenwood Ave (23222) | City of Richmond | 3 | R-6 Residential (single family) | N/A | \$77,000 | 0.138 | N/A | Vacant Land | Conveyance and development of parcel is potentially subject to FEMA restrictions |
| N0000368006 | 1908 Greenwood Ave (23222) | City of Richmond (Real Estate Services) | 3 | R-6 Residential (single family) | N/A | \$63,000 | 0.069 | N/A | Vacant Land | Conveyance and development of parcel is potentially subject to FEMA restrictions |
| N0000368005 | 1910 Greenwood Ave (23222) | City of Richmond (Real Estate Services) | 3 | R-6 Residential (single family) | N/A | \$63,000 | 0.069 | N/A | Vacant Land | Conveyance and development of parcel is potentially subject to FEMA restrictions |
| N0000368002 | 1914 Greenwood Ave (23222) | City of Richmond (Real Estate Services) | 3 | R-6 Residential (single family) | N/A | \$77,000 | 0.138 | N/A | Vacant Land | Conveyance and development of parcel is potentially subject to FEMA restrictions |
| N0000402020 | 2000 Greenwood Ave (23222) | City of Richmond (Real Estate Services) | 3 | R-6 Residential (single family) | N/A | \$75,000 | 0.455 | N/A | Vacant Land | Conveyance and development of parcel is potentially subject to FEMA restrictions |
| N0000403010 | 2013 Greenwood Ave (23222) | City of Richmond (Real Estate Services) | 3 | R-6 Residential (single family) | N/A | \$77,000 | 0.138 | N/A | Vacant Land | Conveyance and development of parcel is potentially subject to FEMA restrictions |
| Total for 8 Parcels: | | | | | | \$572,000 | 1.214 | | | |

Joshua Street

| Parcel ID | Property Address | Owner | Council District | Zoning District | Location Based Incentive Program | Total Assessed Value | Parcel Acreage | Building Square Footage | Current Use of the Parcel | Property Notes/Comments |
|-----------------------------|------------------------|---|------------------|---------------------------------|----------------------------------|----------------------|----------------|-------------------------|---------------------------|--|
| N0000402013 | 2001 Joshua St (23222) | City of Richmond (Real Estate Services) | 3 | R-48 Residential (Multi-family) | N/A | \$50,000 | 0.294 | N/A | Vacant Land | Conveyance and development of parcel is potentially subject to FEMA restrictions |
| N0000402019 | 2015 Joshua St (23222) | City of Richmond (Real Estate Services) | 3 | R-48 Residential (Multi-family) | N/A | \$25,000 | 0.161 | N/A | Vacant Land | Conveyance and development of parcel is potentially subject to FEMA restrictions |
| Total for 2 Parcels: | | | | | | \$75,000 | 0.455 | | | |

2024 BIENNIAL REAL ESTATE STRATEGIES PLAN (CITY-OWNED REAL ESTATE)

Note: the submission of the 2024 Biennial Real Estate Strategies Plan is inclusive of the properties included within the 2022 Plan that was previously submitted but not authorized for release.

Whitcomb Street / Sussex Street

| Parcel ID | Property Address | Owner | Council District | Zoning District | Location Based Incentive Program | Total Assessed Value | Parcel Acreage | Building Square Footage | Current Use of the Parcel | Property Notes/Comments | |
|-------------|-------------------------------|---|------------------|---------------------------------|----------------------------------|----------------------|--------------------|-------------------------|--|--|--|
| N0000911001 | 1924 Whitcomb St (23223) | City of Richmond (DPW) | 6 | R-53 Residential (Multi-Family) | N/A | \$400,000 | 8.460 | N/A | Vacant Land (Sanitary Landfill) | These properties are cumulatively considered Brownfields and environmental site clean-up/remediation will be required. May be potentially assembled for various large scale Affordable Housing requirements. | |
| N0000911006 | 1924-A Whitcomb St (23223) | City of Richmond (DPW) | 6 | R-53 Residential (Multi-Family) | N/A | \$117,000 | 4.300 | N/A | Vacant Land | | |
| N0000911007 | 1924-B Whitcomb St (23223) | City of Richmond (DPW) | 6 | R-53 Residential (Multi-Family) | N/A | \$100,000 | 10.000 | N/A | Vacant Land | | |
| N0000911003 | 2100 Whitcomb St (23223) | City of Richmond (DPW) | 6 | R-53 Residential (Multi-Family) | N/A | \$805,000 | 10.620 | N/A | Vacant Land (former Whitcomb Court Elem. School & Parking) | | |
| N0000911004 | 2100 Sussex Street St (23223) | City of Richmond | 6 | R-53 Residential (Multi-Family) | Enterprise Zone | \$514,000 | 6.047 | N/A | Vacant Land (former Whitcomb Court Elem. School) | | |
| | | | | Total for 5 Parcels: | | \$1,936,000 | 39.427 | | | | |
| | | TOTAL FOR ALL CATEGORY 1 PARCELS: 21 | | | | | \$2,985,000 | 43.801 | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

2024 BIENNIAL REAL ESTATE STRATEGIES PLAN (CITY-OWNED REAL ESTATE)

Note: the submission of the 2024 Biennial Real Estate Strategies Plan is inclusive of the properties included within the 2022 Plan that was previously submitted but not authorized for release.

CATEGORY TWO - COMMERCIAL

Purpose: Opportunity for commercial and mixed-use development; and to facilitate development of multi-family rental and/or for-sale affordable housing units

Most Likely Disposition Method: Request for Proposals and Unsolicited Offers

Miscellaneous Properties

| Parcel ID | Property Address | Owner | Council District | Zoning District | Location Based Incentive Program | Total Current Assessed Value | Parcel Acreage | Building Square Footage | Current Use of the Parcel | Property Notes/Comments |
|-------------|--------------------------|---------------------------|------------------|------------------------------------|----------------------------------|------------------------------|----------------|-------------------------|---------------------------|--|
| S0000059016 | 911 Hull St (23219) | City of Richmond (DPW) | 6 | B-5 Business (Central Business) | Enterprise Zone | \$446,000 | 0.226 | N/A | Paved Surface Parking Lot | Near Manchester Courthouse |
| E0000474001 | 2503 Q Street (23223) | City of Richmond (DPW) | 7 | UB - Urban Business | N/A | \$1,256,000 | 0.930 | 7,325± sq. ft. | CORPD - Precinct #1 | CORPD will be relooking to vacate this property and relocate to a newly constructed precinct building at Oliver Hill Way in 2025. This existing site can be used as a new development opportunity. |
| | | | | Total for 2 Parcels: | | \$1,702,000 | 1.156 | | | |
| | | | | | | | | | | |

2024 BIENNIAL REAL ESTATE STRATEGIES PLAN (CITY-OWNED REAL ESTATE)

Note: the submission of the 2024 Biennial Real Estate Strategies Plan is inclusive of the properties included within the 2022 Plan that was previously submitted but not authorized for release.

St. Peter St./W. Fritz St./Fendall Ave. - Miscellaneous Adjoining Parcel Assemblage

| Parcel ID | Property Address | Owner | Council District | Zoning District | Location Based Incentive Program | Total Current Assessed Value | Parcel Acreage | Building Square Footage | Current Use of the Parcel | Property Notes/Comments |
|-----------------------------|--------------------------|---|------------------|--|----------------------------------|------------------------------|----------------|-------------------------|---------------------------|---|
| N0000194001 | 1500 St Peter St (23222) | City of Richmond (DPW) | 3 | M-1 Light Industrial North Side | Enterprise Zone | \$24,000 | 0.864 | N/A | N/A | These sites may be potentially assembled with 1500 Rose Ave; 1600 Rose Ave; 1621 Rose Ave; 1520 St. James Street and 1 Pegg Street which are surplus parcels of city-owned real estate included on the 2020 Biennial Real Estate Strategies Plan for various housing or commercial use. Sanitary landfill and dump sites may need to be remediated. |
| N0000255001 | 1600 St Peter St (23223) | City of Richmond (DPW) | 3 | R-6 Residential (Single Family Attached) | Enterprise Zone | \$102,000 | 1.994 | N/A | Dump | |
| N0000224001 | 201 W Fritz St (23222) | City of Richmond (DPW) | 3 | M-1 Light Industrial North Side | Enterprise Zone | \$54,000 | 2.138 | N/A | Sanitary Landfill | |
| N0000254001 | 1501 Fendall Ave (23222) | City of Richmond (DPW) | 3 | R-53 Residential (Multi-Family) North Side | Enterprise Zone | \$299,000 | 3.049 | N/A | Heliport | |
| N0000284001 | 1601 Fendall Ave (23222) | City of Richmond (DPW) | 3 | R-6 Residential (Single Family Attached) | Enterprise Zone | \$261,000 | 2.623 | N/A | Sanitary Landfill | |
| Total for 5 Parcels: | | | | | | \$740,000 | 10.668 | | | |
| | | TOTAL FOR ALL CATEGORY 2 PARCELS: 7 | | | | \$2,442,000 | 11.824 | | | |
| | | TOTAL FOR ALL CATEGORY 1 & 2 PARCELS: 28 | | | | \$5,427,000 | 55.625 | | | |