

INTRODUCED: October 14, 2019

AN ORDINANCE No. 2019-287

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 2922 P Street for the purpose of allowing the Land Trust to exchange the property known as 2922 P Street for a certain parcel owned by Restoration Builders of Virginia, Incorporated.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 12 2019 AT 6 P.M.

WHEREAS, Ordinance No. 2018-032, 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 2922 P Street, with Tax Parcel No. E000-0569/020, and authorized the conveyance of such property for \$2,399.00 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. 2018-032, adopted February 26, 2018, the City and The Maggie Walker Community Land Trust entered into a Non-Profit Housing

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 12 2019 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 2922 P Street, with Tax Parcel No. E000-0569/020, 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. 2018-032, 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 2922 P Street, with Tax Parcel No. E000-0569/020; and

WHEREAS, Restoration Builders of Virginia, Incorporated has offered to exchange with The Maggie Walker Community Land Trust the property known as 2922 P Street, with Tax Parcel No. E000-0569/020, for the property known as 2918 P Street, with Tax Parcel No. E000-0569/022, owned by Restoration Builders of Virginia, Incorporated, and which is adjacent to City-owned real estate known as 2908 P Street, with Tax Parcel No. E000-0569/023; and

WHEREAS, the City desires to allow The Maggie Walker Community Land Trust to exchange the property known as 2922 P Street, with Tax Parcel No. E000-0569/020, for the property known as 2918 P Street, with Tax Parcel No. E000-0569/022, and believes that such an exchange would increase the value of the City-owned real estate known as 2908 P Street, with Tax Parcel No. E000-0569/023, and expand the range of redevelopment options; 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 exchange and expansion of redevelopment options;

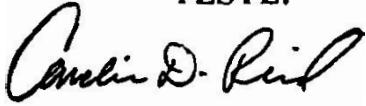
THE CITY OF RICHMOND HEREBY ORDAINS:

§ 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. 2018-032, 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 exchange the property known as 2922 P Street, with Tax Parcel No. E000-0569/020, for the property known as 2918 P Street, with Tax Parcel No. E000-0569/022, owned by Restoration Builders of Virginia, Incorporated.

§ 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 exchange the property known as 2922 P Street, with Tax Parcel No. E000-0569/020, for the property known as

2918 P Street, with Tax Parcel No. E000-0569/022, owned by Restoration Builders of Virginia, Incorporated.

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

A TRUE COPY:
TESTE:

City Clerk



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST
4-9171
SEP 18 2019

Office of the
Chief Administrative Officer

O&R REQUEST

DATE: September 16, 2019

EDITION: 1

TO: The Honorable Members of City Council

RECEIVED

THROUGH: The Honorable Levar M. Stoney, Mayor

Handwritten signature and date: JS 10/8/19

SEP 08 2019

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer
Selena Cuffie-Glenn, Chief Administrative Officer

OFFICE OF THE CITY ATTORNEY

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

Handwritten signature and initials

THROUGH: Douglas Dunlap, Director of Housing and Community Development

FROM: Nicholas Feucht, Special Assistant to the DCAO

SUBJECT: To authorize the Chief Administrative Officer to release the Maggie L. Walker Community Land Trust (MWCLT) from the requirements of the existing development agreement included with the sale of 2922 P Street from the purposes of allowing MWCLT to facilitate a land swap on behalf of the City.

ORD. OR RES. No. _____

PURPOSE: To amend Ordinance 2018-032, which facilitated the direct sale of 2922 P. Street to the Maggie L. Walker Community Land Trust (MWCLT), for purpose of releasing MWCLT from the requirements of the existing development agreement referenced in Ordinance 2018-032 and the special warranty deed between the City of Richmond and MWCLT signed on December 12th, 2018, the for the purpose of enabling MWCLT to exchange 2922 P Street for 2918 P Street.

REASON: Ordinance 2018-032, adopted February 26th, 2018, enabled the sale 2922 P Street, a blighted, tax delinquent property to MWCLT. The property was sold with a development agreement which required the completion of an affordable housing unit within two years from the date of title transfer. After taking title to the property MWCLT was contacted by the owner of 2918 P Street, Restoration Builders of Virginia Incorporated, about the possibility of exchanging a lot they own, 2918 P Street, for the lot owned by MWCLT, 2922 P Street. This exchange would give MWCLT ownership to 2918 P Street which is adjacent to City owned property at 2908 P Street, 1001, 1003, 1005 and 1007 N 29th Street. This exchange increases the value of the City's properties by expanding the range of possible redevelopment options. To conduct the land swap, MWCLT must have City Council release it from the terms of the development agreement included in Ordinance 2018-032. This simple property exchange is an

activity which MWCLT is well suited to perform in its function as the City of Richmond's designated land bank entity.

RECOMMENDATION: Approval is recommended by the City Administration.

BACKGROUND: As part of the City's neighborhood revitalization and affordable housing efforts, the City sometimes acquires tax delinquent properties pursuant to Sections 58.1-3970 and 58.1-3970.1 of the Code of Virginia. The City endeavors to return the properties to productive use (and the tax base) by conveying properties to a qualified nonprofit organization to substantially renovate or construct a new improvement upon.

FISCAL IMPACT/COST: There is zero cost to this transaction for the City. MWCLT will facilitate the property exchange in their role as the City's land bank entity.

FISCAL IMPLICATIONS: This property exchange will lead to the direct return of 2922 P Street to the tax base and will allow other properties to be aggregated, expanding redevelopment possibilities.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: No

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: October 14th, 2019

CITY COUNCIL PUBLIC HEARING DATE: November 12th, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation

AFFECTED AGENCIES: Housing and Community Development, Economic Development, Law

STAFF: Nicholas Feucht, Special Assistant to the DCAO for Economic Development and Planning

ATTACHMENTS: Ordinance 2018-032, Deed for 2922 P Street