

INTRODUCED: February 23, 2015

AN ORDINANCE No. 2015-38-53

To declare surplus and to direct the sale of City-owned real estate located at 1309 North 23<sup>rd</sup> Street, 1802 Montiero Avenue, 206 West Home Street, 3020 Garland Street, 3600 Delaware Avenue and 3023 Montrose Avenue for nominal consideration to the Southside Community Development and Housing Corporation for the purpose of enabling the redevelopment of the properties.

\_\_\_\_\_  
Patron – Mayor Jones

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Approved as to form and legality  
by the City Attorney  
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PUBLIC HEARING: MAR 9 2015 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the following properties owned by the City of Richmond, with tax parcel numbers as shown in the 2015 records of the City Assessor, hereby are declared to be surplus real estate and are directed to be sold for nominal consideration to the Southside Community Development and Housing Corporation for the purpose of enabling the redevelopment of the properties in accordance with the applicable provisions of Chapter 26 of the Code of the City of Richmond (2004), as amended, the Charter of the City of Richmond (2010), as amended, the Code of Virginia (1950), as amended, and the Constitution of Virginia:

1309 North 23<sup>rd</sup> Street

Tax Parcel No. E000-0617/024

AYES:            9            NOES:            0            ABSTAIN: \_\_\_\_\_

ADOPTED:   MAR 9 2015   REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

1802 Montiero Avenue  
206 West Home Street  
3020 Garland Street  
3600 Delaware Avenue  
3023 Montrose Avenue

Tax Parcel No. N000-0375/011  
Tax Parcel No. N000-0403/007  
Tax Parcel No. N000-0973/005  
Tax Parcel No. N000-1267/015  
Tax Parcel No. N000-1034/042

§ 2. That, pursuant to section 26-86(b) of the Code of the City of Richmond (2004), as amended, the Chief Administrative Officer is hereby directed to execute, on behalf of the City, the deeds and such other documents, all of which must first be approved as to form by the City Attorney, as may be necessary to consummate the sale of such properties.

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



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

JAN 09 2015

Chief Administration Office
City of Richmond

O&R REQUEST

DATE: December 29, 2014

EDITION: 1

TO: The Honorable Members of City Council

RECEIVED
JAN 30 2015

THROUGH: Dwight C. Jones, Mayor

THROUGH: Christopher L. Beschler, Acting Chief Administrative Officer

OFFICE OF CITY ATTORNEY

THROUGH: Peter Lee Downey, Interim Deputy Chief Administrative Officer

THROUGH: Jay Brown, Director, Department of Budget & Strategic Planning

FROM: Douglas Dunlap, Interim Director, Department of Economic and Community Development

RE: TO DECLARE SURPLUS AND AUTHORIZE THE ACTING CHIEF ADMINISTRATIVE OFFICER TO CONVEY CITY-OWNED PROPERTY THROUGH EXECUTING QUICKCLAIM DEEDS FOR 1309 N. 23rd STREET, 1802 MONTIERO AVENUE, 206 W. HOME STREET; 3020 GARLAND STREET, 3600 DELAWARE AVENUE AND 3023 MONTROSE AVENUE BETWEEN THE CITY OF RICHMOND AND SOUTHSIDE COMMUNITY DEVELOPMENT AND HOUSING COPORATION.

ORD. OR RES. No. \_\_\_\_\_

PURPOSE: To declare surplus and authorize the Acting Chief Administrative Officer to execute Quitclaim deeds for the conveyance of six residential properties, 1309 N. 23rd Street, 1802 Montiero Avenue, 206 W. Home Street; 3020 Garland Avenue, 3600 Delaware Avenue, and 3023 Montrose Avenue to Southside Community Development and Housing Corporation (SCDHC).

REASON: To allow SCDHC to complete the rehabilitation and disposition of the identified six properties which were initially acquired through the Neighborhood Stabilization Program1 (NSP1). Currently, in various stages of rehabilitation, these properties must be completed and disposed of to enable the City to meet its obligations to the Virginia Department of Housing and Community Development.

201501004

**RECOMMENDATION:** Approval is requested by the Administration.

**BACKGROUND:** In 2009, the Virginia Department of Housing and Community Development (VDHCD) awarded the City \$2 million of Neighborhood Stabilization Program funds to address vacant foreclosed properties in three neighborhoods. In 2010, VDHCD awarded the City an additional \$400,000 NSP grant. The City in partnership with nonprofit housing and community development corporations, a private developer, and the Richmond Redevelopment and Housing Authority acquired twenty-four qualifying structures for substantial rehabilitation. Of these, eighteen would be sold for home ownership and the remaining six were designated as rental units. All of the properties were for eligible low to moderate income households. The three program areas were Highland Park Southern Tip, Southern Barton Heights and Church Hill Central.

The eighteen home ownership units have been rehabilitated and sold. However, the private developer did not complete the allotted six rental units. Subsequently, these six properties were foreclosed on by the City and a Request for Proposals issued for a nonprofit partner to complete the rehabilitation and sale of the units. SCDHC was selected to complete the project.

**FISCAL IMPACT/ COST:** A DECD budget transfer of \$200,000 to the Non-Departmental Fund for Southside Community Development and Housing Corporation, as delineated in a separate O & R, is requested.

**FISCAL IMPLICATIONS:** The adoption of this paper will assist in the completion of the six properties foreclosed by the City. Once these properties are sold, funds will be returned to the City although the amount is not yet known. This action will also mitigate against the City's having to repay funds previously expended on these properties.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** The residential properties will provide tax revenue over time.

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** January 26, 2014.

**CITY COUNCIL PUBLIC HEARING DATE:** February 9, 2015.

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** Finance and Economic Development

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** None

**AFFECTED AGENCIES:** Finance, Budget and Strategic Planning and Economic and Community Development

O&R Request

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**RELATIONSHIP TO EXISTING ORD. OR RES.:**

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:**

**STAFF:** Denise Lawus, Deputy Director II - 646-3975, Juanita Buster, Economic Development Programs Administrator - 646-6361