



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2025-181: To direct the sale of the City-owned real estate located at 1900 Greenwood Avenue, consisting of 0.1377± acres, 1902 Greenwood Avenue, consisting of 0.0689± acres, 1904 Greenwood Avenue, consisting of 0.1377± acres, 1908 Greenwood Avenue, consisting of 0.0689± acres, 1910 Greenwood Avenue, consisting of 0.0689± acres, 1914 Greenwood Avenue, consisting of 0.1377± acres, 2000 Greenwood Avenue, consisting of 0.4550± acres, 2013 Greenwood Avenue, consisting of 0.1377± acres, 2001 Joshua Street, consisting of 0.2940± acres, 2015 Joshua Street, consisting of 0.1610± acres, and 2001 Fendall Avenue, consisting of 0.4920± acres to Richmond Metropolitan Habitat for Humanity, Inc. for \$100,000.00 for the purpose of facilitating the construction of affordable housing. (3rd District)

To: City Planning Commission
From: Land Use Administration
Date: August 19, 2025

PETITIONER

Unsolicited Offeror to the City of Richmond

LOCATION

1900 Greenwood Ave
1902 Greenwood Ave
1904 Greenwood Ave
1908 Greenwood Ave
1910 Greenwood Ave
1914 Greenwood Ave
2000 Greenwood Ave
2013 Greenwood Ave
2001 Fendall Ave
2001 Joshua St
2015 Joshua St

SUMMARY

The subject 11 parcels, consisting of approximate 2.161± acres are vacant/unimproved City-owned parcels located in the Northside of Richmond within the Southern Barton Heights neighborhood. They were declared surplus by City Council via Council's approval of the 2024 Biennial Real Estate Strategies Plan (Res. 2024-R040). The requested ordinance would authorize the City to convey the Properties to Richmond Metropolitan Habitat for Humanity (Richmond Habitat), a non-profit entity, for the development of affordable housing rental units. The parcels are located within Council District 3.

The Southern Barton Heights neighborhood consists of 56.34% of the housing is owner occupied; 31.21% of the housing is renter occupied; 12.45% of the housing is vacant; and the population is 81.11% Black with a median household income of \$58,750. This is the population that Richmond Metropolitan Habitat for Humanity serves.

Many of the Northside Richmond neighborhoods have become extremely popular areas for renovation activity which is primarily due in large part to the proximity of Northside to Downtown and its historic significance and architecture.

The Southern Barton Heights neighborhood is one of the City's priority areas targeted to improve the current housing stock creating sustainable and affordable housing development.

The properties on Greenwood Avenue are less than 1 mile from the Highland Grove development planned for 500 Dove Street (23222). Richmond Habitat is a project partner.

The planned development will include single duplex units and single family, detached or over under duplex affordable units. Richmond Habitat proposes to work with designers to determine the highest and best use for each lot.

The offeror indicated the following anticipated benefits to the City

- 1) high-quality new affordable housing units in the Southern Barton Heights corridor;
- 2) "middle housing" - building duplexes to maximize density and increase the number of households with lower incomes;
- 3) homeownership opportunities among the families who currently reside in the Southern Barton Heights area to offset displacement;
- 4) homes that are compatible with the scale, density, and style of the surrounding neighborhood complementing, supporting, protecting, and enhancing the neighborhood historic character.

Recommendation

The City Administration recommends approval of this requestion.

FINDINGS OF FACT

Site Description

The properties total 2.161 acres and are located in the southern Barton Heights neighborhood.

Proposed Use of the Property

Offeror is a non-profit organization that helps families build and improve places to call their home. They believe affordable housing plays a role that is critical in building strong and stable communities. Richmond Habitat proposes to create 14+ new affordable single family/duplex housing units and homeownership opportunities for residents earning less than 80% of the Area Median Income (AMI).

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature" (p. 54).

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Ground Floor: Not applicable.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

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