



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2015-38:** To declare surplus and to direct the sale of City-owned real estate located at 1309 North 23rd Street, 1802 Monteiro 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.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 2, 2015

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#### **PETITIONER**

City of Richmond, Department of Economic and Community Development

#### **LOCATION**

1309 North 23rd Street  
1802 Monteiro Avenue  
206 West Home Street  
3020 Garland Street  
3600 Delaware Avenue  
3023 Montrose Avenue

#### **PURPOSE**

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

#### **SUMMARY & RECOMMENDATION**

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 investor and the Richmond Redevelopment and Housing Authority acquired twenty-four qualifying structures for rehabilitation.

Of these, eighteen were designated to be rehabbed and sold for home ownership and the remaining six were designated to be rental units. All of the properties were for eligible low to moderate income persons. The three program areas were Highland Park Southern Tip, Southern Barton Heights and Church Hill Central.

The private investor developer did not complete the allotted six rental units. These six properties have been foreclosed by the City. The proposed declaration of surplus and conveyance would

allow SCDHC to undertake the completion of the six properties initially acquired through the Neighborhood Stabilization Program1 (NSP1). These properties are in various stages of rehabilitation. The City Administration recommends approval of the proposed transfer.

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## FINDINGS OF FACT

### Subject Property Descriptions

	Site Description	Master Plan	Zoning	Surrounding Area
1309 N 23rd	2,882 sq ft Fairmount	East District Single-Family (Med Density)	R-6	R-6; Single-family residential, vacant, institutional
1802 Monteiro	4,200 sq ft S. Barton Heights	North District Single-Family (Med Density)	R-6	R-6; Single-, two- and multifamily residential, public-open space
206 W Home	6,600 sq ft S. Barton Heights	North District Single-Family (Med Density)	R-6	R-6; Single-family residential, vacant, commercial
3020 Garland	4,050 sq ft Brookland Park	North District Single-Family (Med Density)	R-6	R-6; Single- and two-family residential, vacant, mixed- use
3600 Delaware	6,745 sq ft N. Highland Park	North District Single-Family (Low Density)	R-5	R-5; Single-family residential, vacant
3023 Montrose	6,750 sq ft Ginter Park Terrace	North District Single-Family (Med Density)	R-6	R-6; Single- and two-family residential, vacant

### Proposed Use of the Properties

Rehabilitation of the properties as rental units for low to moderate income persons

### Master Plan

The Master Plan states, for the East District, that “vacant and deteriorating housing is a problem District-wide...the abundance of substandard housing imparts a damaging image to the entire District. Given that the majority of structures throughout the District are historically and architecturally significant, demolition to address problems associated with blighting housing will need to be used sparingly” (p. 163). The following strategy for revitalization is offered: “Structures deemed appropriate for rehabilitation should be revitalized in order to maintain as much of the area’s stock of architecturally significant buildings as possible and improve the neighborhood” (p. 169).

For the North District, the Master Plan states “the predominant residential character of the District should be kept intact” and “redevelopment activities within the Southern Barton Heights and Highland Park Southern Tip neighborhoods should continue” (p. 255).

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