



## City of Richmond

900 East Broad Street  
Richmond, VA 23219  
www.rva.gov/office-city-clerk

### Minutes

#### Land Use, Housing and Transportation Standing Committee

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Tuesday, July 20, 2021

12:00 PM

Council Chamber, 2nd Floor - City Hall  
(Virtual Meeting)

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#### Committee Members and Others in Attendance

The Honorable Andreas Addison – Chair  
The Honorable Ellen Robertson – Vice Chair  
The Honorable Michael Jones – Committee member (late arrival and early departure)  
The Honorable Katherine Jordan – Alternate Committee member  
Bonnie Ashley, Deputy City Attorney  
Samson Anderson, Council Budget Analyst  
Pamela Nichols, Senior Assistant City Clerk  
Candice Reid, City Clerk  
Steve Taylor, Council Policy Analyst  
RJ Warren, Deputy City Clerk

#### Call to Order

Chair Andreas Addison called the meeting to order at 12:05 p.m., and presided.

#### Electronic Meeting Announcement

Senior Assistant City Clerk Pamela Nichols, in accordance with Ordinance No. 2020-093, adopted April 9, 2020, as most recently amended by Ordinance No. 2021-181, adopted June 28, 2021, announced the meeting would be held through electronic communication means. Senior Assistant City Clerk Nichols stated notice of the meeting was provided to the public through a public information advisory issued on July 13, 2021, and through Legistar on the city website in accordance with usual practice. She also stated members of the public were encouraged to provide comments in writing prior to the meeting and all comments received prior to 10:00 a.m., on Tuesday, July 20, 2021, were provided to committee members. Ms. Nichols indicated that members of the public who signed up to speak and provide comment would be called to speak at the appropriate time.

#### Citizen Speaker Guidelines

Senior Assistant City Clerk Pamela Nichols provided citizen speaker guidelines.

#### Public Comment Period

Citizens were provided an opportunity to offer comments in writing prior to the committee meeting. All written comments received by the Office of the City Clerk were provided to members of the committee and are included as an appendix to the July 20, 2021 Land Use, Housing and Transportation meeting minutes.

There were no public comment speakers.

## Approval of Minutes

There were no corrections or amendments to the meeting minutes of Tuesday, June 22, 2021, and the committee approved the minutes as presented.

## Presentation

### Partnership Housing Affordability Regional Housing Framework

Jovan Burton, Implementation for the Partnership for Housing Affordability director, presented an overview of the Richmond Regional Housing Framework. Mr. Burton reported that rental rates were outpacing household incomes in the city and surrounding counties, and that 45% of households in Richmond were classified as cost-burdened households. Mr. Burton further reported that single-family home sale prices had an increase of 65% percent, and he outlined rental housing, homeownership and housing quality goals and solutions. Mr. Burton remarked that during the height of the COVID-19 pandemic, approximately 688 Richmond residents contacted the housing resource line, a phone-based access point to connect callers with existing housing services and resources.

*A copy of the material provided has been filed.*

*Member Michael Jones joined the meeting at 12:09 p.m.*

*Vice Chair Ellen Robertson expressed interest in having a representative from the Partnership for Housing Affordability to serve on the Affordable Housing Trust Fund Advisory Board.*

*Vice Chair Robertson and Chair Andreas Addison inquired about options the city may consider in order to increase the city's affordable housing inventory.*

## Staff Report

Steve Taylor, council policy analyst, and Samson Anderson, council budget analyst, provided the committee with the July staff report.

*A copy of the material provided has been filed.*

Vice Chair Ellen Robertson asked Council staff to provide an update of Council retreat crossover for standing committees at the next Formal meeting of Council.

## Paper(s) for Consideration

**The following ordinance was considered:**

### **ORD. 2021-198**

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Memorandum of Agreement between the Central Virginia Transportation Authority ("CVTA") and the City of Richmond Regarding Distribution and Use of Funds Under Chapter 1235 of the 2020 Virginia Acts of Assembly for the purpose of establishing the terms and conditions for the distribution and use of funds from the Central Virginia Transportation Fund to improve local mobility.

**Patron:** Mayor Stoney

Dironna Moore Clarke, Department of Public Works Office of Equitable Transit and Mobility administrator, introduced ORD. 2021-198 and explained the Memorandum of Agreement (MOU) ensures the city's compliance with recording and certification requirement standards established by the Central

Virginia Transportation Authority (CVTA). Ms. Moore Clark also explained the MOU requires localities to provide annual reports and documentations to the CVTA for the use of the funds.

*Vice Chair Ellen Robertson requested that the committee be provided periodic updates on the distribution and use of funds.*

*Chair Andreas Addison recommended that city administration provide quarterly reports to the Organizational Development Standing Committee.*

Bob Steidel, Operations deputy chief administrative officer, agreed to provide Council with reports submitted to the CVTA.

There were no further comments or discussions and **Member Michael Jones moved to forward ORD. 2021-198 to Council with the recommendation to approve, which was seconded and unanimously approved.**

**The following resolution was considered:**

**RES. 2021-R044**

To express the Council's support for the Greater Richmond Transit Company's application for the Transit Ridership Incentive Program through the Virginia Department of Rail and Public Transportation for the purpose of maintaining the Greater Richmond Transit Company's current zero fare policy.

**Patron:** Mr. Jones

*Member Michael Jones introduced RES. 2021-R044, and explained the proposed legislation expresses Council's support for the Greater Richmond Transit Company (GRTC) to submit an application for the Transit Ridership Incentive Program (TRIP) in order to maintain its current zero fare policy.*

Dironna Moore Clarke, Department of Public Works Office of Equitable Transit and Mobility administrator, noted that the TRIP was a statewide grant program designed to improve regional transit connectivity in urban areas and reduce barriers to public transit through low income and zero fare programming. Ms. Moore Clarke explained the funding will be for 80% of the operational cost for the first fiscal year, and 60% and 30% respectfully for the next two fiscal years.

Julie Timm, Greater Richmond Transit Company chief executive officer, explained that, if approved by Council, GRTC would submit the TRIP application for funding for three fiscal years beginning with FY 22. Ms. Timm further also explained options GRTC was considering for support from organizations to assist with matching funds for the three fiscal years.

*Vice Chair Ellen Robertson inquired about the percentages of funding from the city and other regionals partners and the percentages of ridership of city residents.*

*Alternate member Katherine Jordan inquired about the annual fare revenue GRTC receives for services within the city and the operational cost for the fare collection.*

*Chair Andreas Addison, Vice Chair Ellen Robertson and Alternate member Katherine Jordan asked to be added as co-patrons.*

There were no further comments or discussions and **Vice Chair Ellen Robertson moved to forward RES. 2020-R044 to Council with the recommendation to approve, which was seconded and unanimously approved.**

**The following resolution was considered:**

**RES. 2021-R026**

To direct the City Planning Commission to prepare, submit to public hearing, and consider an amendment making certain changes to the Master Plan.

**Patrons:** President Newbille, Vice President Robertson, Ms. Jordan, Ms. Lambert, Ms. Lynch and Ms. Trammell

Citizens were provided an opportunity to offer comments in writing regarding RES. 2021-R026 prior to the committee meeting. All written comments received by the Office of the City Clerk were provided to members of the committee and are included as an appendix to the July 20, 2021 Land Use, Housing and Transportation meeting minutes.

*Member Michael Jones asked to be added as a co-patron.*

Kevin Vonck, Planning and Development Review acting director, presented city administration's responses to the proposed amendments to the Richmond 300 Master Plan. Mr. Vonck reviewed a summary of community input meetings, timeline for the adoption of the Plan, summary of proposed amendments and a potential timeline for the amendment process. Mr. Vonck reported that the Plan was developed following robust community engagement, and that amendments to the Plan should follow a similar process. Mr. Vonck presented an overview of city administration's recommendation for amending the Master Plan and resources needed to execute the amendments. Mr. Vonck explained the impact the amendment process will have on the implementation of the current Plan.

*A copy of the material provided has been filed.*

*Vice Chair Ellen Robertson noted that the proposed amendments which she submitted were done with great consideration and that she was willing to discuss the amendments with city administration. Vice Chair Robertson expressed concern that the current review and approval process of the Master Plan does not allow Council the ability to provide input. Vice Chair Robertson stated she would support the creation of a subcommittee to work with Council and city administration regarding the proposed amendments.*

*Chair Andreas Addison acknowledged that Rodney Poole, City Planning Commission chair was present to provide comments.*

Rodney Poole, City Planning Commission chair, stated that he supported Council's ability to provide oversight; however, that citizens were included in the development of the Plan and should be included in the amendment process.

Sharon Ebert, Planning, Community and Economic Development deputy chief administrative officer, echoed the need for community engagement to ensure amendments were supported by the community.

*Vice Chair Robertson stated that some of the proposed amendments would strengthen the Master Plan and that she would like to further discuss the changes to the master planning review process with the City Attorney.*

There were no further comments or discussions and **Vice Chair Ellen Robertson moved to continue RES. 2021-R026 to the September 21, 2021, Land Use, Housing and Transportation Standing Committee meeting, which was seconded and unanimously approved.**

**The following resolution was considered:**

**RES. 2021-R036**

To request that the Chief Administrative Officer cause the City Administration to continue its efforts to take such actions and to recommend such legislation as may be necessary to implement the Master Plan, including the plan entitled "Hull Street Corridor Revitalization Plan," and effectuate a rezoning of the Hull Street corridor within South Richmond in accordance with such plans.

**Patron:** Ms. Lynch

*Chair Andreas Addison reminded the committee that RES. 2021-R036 was continued at the committee's last meeting to allow time for discussion with the patron.*

*Member Michael Jones expressed support for the committee to continue RES. 2021-R036 to its meeting in September.*

There were no further comments or discussions and **Member Michael Jones moved to continue RES. 2021-R036 to the September 21, 2021, Land Use, Housing and Transportation Standing Committee meeting, which was seconded and unanimously approved.**

**The following resolution was considered:**

**RES. 2021-R042**

To modify two decisions of the Commission of Architectural Review, which approved with conditions two certificates of appropriateness for the permanent removal of certain monuments on Monument Avenue and in Libby Hill Park, by removing from each of such certificates the condition that the City retain all pieces of each removed monument for a period of two years in a manner that they are available to the community for reuse.

**Patron:** Mayor Stoney

Kevin Vonck, Planning and Development Review acting director, introduced RES. 2021-R042 and explained by approving Ordinance No. 2020-154, the Chief Administrative Officer was granted the authority to cause the removal and temporary storage of the monuments identified in the applications to the Commission of Architectural Review.

Chris Frelke, Parks, Recreation and Community Facilities director, stated that it was the opinion of city administration that the Commission of Architectural Review's decision was made in error and was contrary to the Code of Virginia.

Bonnie Ashley, deputy city attorney, remarked that the General Assembly of Virginia provided City Council, not the Commission of Architectural Review, the sole authority to determine the final disposition of the monuments and memorials.

There were no further comments or discussions and **Member Michael Jones moved to forward RES. 2020-R042 to Council with the recommendation to approve, which was seconded and unanimously approved.**

**The following resolution was considered:**

**RES. 2021-R043**

To request that the Chief Administrative Officer cause to be prepared an affordable housing plan for each Council District that distributes as equally as possible affordable housing options across the Council Districts for the purpose fostering inclusive, equitable communities in all areas of the city of Richmond.

**Patron:** Mr. Jones

*Member Michael Jones introduced RES. 2021-R043 and explained a majority of city-owned parcels dedicated to affordable housing were concentrated in one Council District; however, equal distribution of housing options across the Council Districts creates inclusive and equitable communities in all areas of the city.*

Sharon Ebert, Planning, Community and Economic Development deputy chief administrative officer, stated that she supported the concept of affordable housing across the city, but she was not certain that creating a distinct affordable housing plan for each Council District would be the easiest approach. Ms. Ebert informed the committee that city administration had prepared the Equitable Affordable Housing Plan for introduction at a Formal Meeting of Council in September. She stated that city administration was also working on amendments to the city's dwelling unit ordinance, as well as, studying options for accessory dwelling units.

Sherrill Hampton, Housing and Community Development director, was present to respond to questions.

*Vice Chair Ellen Robertson expressed the need for City Council to dedicate funding to promote the city's affordable housing goal and asked the committee to make a strong recommendation to Council for funding affordable housing.*

*Vice Chair Robertson asked to be added as a co-patron.*

*Chair Andreas Addison commented that the city needs to explore ways to achieve annual goals for affordable housing, to connect families from public housing communities to opportunity growth, and to work with developers to achieve affordable housing units.*

*Chair Addison asked to be added as a co-patron.*

There were no further comments or discussions and **Member Michael Jones moved to forward RES. 2021-R043 to Council with the recommendation to approve, which was seconded and unanimously approved.**

*Member Michael Jones exited the meeting.*

## **Discussion Items**

### **Update on the Hull Street Revitalization Plan**

Kevin Vonck, Planning and Development Review acting director, provided an update on the Hull Street Revitalization Plan. Mr. Vonck stated that the Plan was approved in 2013, but recommendations in the Plan were broad and did not offer enough specifics. Mr. Vonck further stated that city administration was willing to work with Council on implementation of the Plan.

### **Planned Community Housing Developments**

Sharon Ebert, Planning, Community and Economic Development deputy chief administrative officer, provided an overview of planned community housing developments.

*Vice Chair Ellen Robertson expressed concern that vacant land, which was part of past neighborhood revitalization projects, had not been developed and questioned the readiness of the city to begin the planning phase of another public housing community.*

Ms. Ebert explained the projects were under the authority of the Richmond Redevelopment and Housing Authority (RRHA) and that city administration plans to enter into a Memorandum of Understanding to ensure the completion of future projects.

*Vice Chair Robertson expressed concern that a representative from RRHA had not been present during discussions on legislation regarding the planning phase for the Gilpin Court Public Housing Complex. Vice Chair Robertson requested a copy of the application submitted to the U.S. Department of Housing and Urban Development for the Choice Neighborhoods Planning Grant and an update on all such projects initiated by RRHA.*

*Alternate member Katherine Jordan inquired whether the city had received counsel from the City Attorney regarding possible revocation of land due to incomplete projects.*

### **Board Vacancies**

Senior Assistant City Clerk Pamela Nichols reviewed board applications for consideration by the committee.

*Chair Andreas Addison stated his support for the reappointment of Robert Easter.*

<b>Board Name</b>	<b>Criteria for Appointment</b>	<b>Applicant Name</b>
<b>Board of Building Code Appeals, General Division (8 members)</b>	Licensed Architect – Reside or work in the city  (1 vacancy)	Robert Easter 4 <sup>th</sup> District Resident

Rodney Poole, City Planning Commission chair, explained the commission was seeking an individual with architecture experience and strongly supported Burchell Pinnock.

*Vice Chair Ellen Robertson expressed support of Mr. Pinnock’s application, but stated she was concerned about potential conflicts of interest Mr. Pinnock may experience.*

*Chair Andreas Addison commented on Mr. Pinnock’s level of expertise and noted that Mr. Pinnock would also provide diversity to the commission.*

<b>Board Name</b>	<b>Criteria for Appointment</b>	<b>Applicant Name</b>
<b>City Planning Commission (9 members)</b>	Qualified voter of the city who holds no office of profit under the city government	Burchell Pinnock 4 <sup>th</sup> District Resident

Ms. Nichols advised the committee that the reappointment of George Braxton would exceed Term Limit Policy established by Council.

*Vice Chair Ellen Robertson inquired whether Chesterfield County had a term limit on its members.*

Bonnie Ashley, deputy city attorney, stated that the policy established by Council excluded members of the Greater Richmond Transit Company.

<b>Board Name</b>	<b>Criteria for Appointment</b>	<b>Applicant Name</b>
<b>Greater Richmond Transit Company (3 directors nominated by City Council)</b>		George Braxton 4 <sup>th</sup> District Resident (reappointment)
		Benjamin Campbell 2 <sup>nd</sup> District Resident (reappointment)
		Eldridge Cole (reappointment)
	(3 vacancies)	

*Chair Andreas Addison expressed support of Michael William's application.*

*Vice Chair Ellen Robertson inquired about district representation of other members on the Green City Commission.*

*Alternate member Katherine Jordan advise the committee of the request by the chair of the Green City Commission to continue board appointment applications.*

<b>Board Name</b>	<b>Criteria for Appointment</b>	<b>Applicant Name</b>
<b>Urban Design Committee (10 members)</b>	Member of the Commission of Architectural Review (1 vacancy)	Mitchell Danese 3 <sup>rd</sup> District Resident
	Citizen of the city appointed at-large (1 vacancy)	Damon Pearson 2 <sup>nd</sup> District Resident

**Vice Chair Ellen Robertson moved to forward the board appointment and reappointment applications to Council with the recommendation to approve, and to continue consideration of applications to the Green City Commission to the September 21, 2021, Land Use, Housing and Transportation Standing Committee meeting, which was seconded and approve.** Ayes 3, Jordan, Robertson, Addison.

Ms. Ashley addressed her previous statement regarding Council's Term Limit Policy, and explained that the Policy does not exclude the board of directors for the Greater Richmond Transit Company.

### **Adjournment**

There being no further business, the meeting adjourned at 3:33 p.m.