



# City of Richmond

900 East Broad Street  
Richmond, VA 23219  
[www.rva.gov/office-city-clerk](http://www.rva.gov/office-city-clerk)

## Draft Meeting Minutes Land Use, Housing and Transportation Standing Committee

---

Tuesday, May 21, 2024

3:00 PM

Council Chamber, 2nd Floor - City Hall

---

### Committee Members in Attendance

The Honorable Andreas Addison – Chair  
The Honorable Ellen Robertson – Vice Chair  
The Honorable Ann-Frances Lambert – Committee Member

### Others in Attendance

Bonnie Ashley, Deputy City Attorney  
Wonda Grayson, Council Chief of Staff Senior Budget Manager  
Pamela Nichols, Council Management Analyst  
Adam Poser, Deputy Council Chief of staff  
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 3:02 p.m., and presided.

### Chamber Emergency Evacuation Plan Announcement and Public Speaker Guidelines

Upon the Chair's request, Deputy City Clerk RJ Warren provided information on the appropriate manner in which the Council Chamber is to be evacuated in the event of an emergency along with public speaker guidelines.

### Public Comment Period

There were no public comment speakers.

### Approval of Minutes

There were no amendments or corrections to the meeting minutes of March 19, 2024 and the committee approved the minutes as presented.

[CD.2024.129](#) March 19, 2024 Land Use, Housing and Transportation Meeting Minutes

## Presentation

### Policy Approaches to Racial Disparities in Neighborhood Home Values and Related Risks of Displacement

Tom Okuda Fitzpatrick, Housing Opportunities Made Equal of Virginia (HOME) Executive Director, provided the committee with a presentation that addressed racial disparities regarding home values in Black neighborhoods and the risk of displacement of Black residents.

A copy of the material provided has been filed.

[CD.2024.169](#) HOME, Inc. Racial Disparities and Displacement Presentation

*Vice Chair Ellen Robertson discussed her concerns about the displacement of Black residents in the 3rd and 5th Council Districts.*

*Member Ann-Frances Lambert noted her observations about displacement in the 3rd Council District, and she inquired what the city can do to proactively address displacement.*

Mr. Fitzpatrick reviewed options listed in the presentation, that addressed how the city can take steps to reduce potential displacement.

*Chair Andreas Addison stated his appreciation for the presentation, and he addressed other factors for displacement to include city investments, rising assessments, the city's tax structure, and zoning.*

## Papers for Consideration

The following ordinance was considered:

1. [ORD. 2024-066](#) To install one speed table in the 1600 block of Monteiro Street and one speed table in the 1800 block of Monteiro Street. (6th District)

**Patrons:** Ms. Robertson

*Vice Chair Ellen Robertson provided an introduction for the proposed ordinance. Vice Chair Robertson stated that the Department of Public Works has taken steps to address her concerns, and she noted that the ordinance may no longer be necessary to calm traffic on Monteiro Street.*

## Public Hearing

There were no public hearing speakers.

Bobby Vincent, Department of Public Works (DPW) Director, informed the committee that DPW had installed one speed table and taken other steps to increase safety on Monteiro Street.

*Vice Chair Robertson stated that residents of Monteiro Street had informed her of their appreciation for the action taken by DPW.*

**There were no further comments or discussions and Vice Chair Ellen Robertson moved to forward ORD. 2024-066 to Council with recommendation to strike, which was seconded and unanimously approved.**

**The following ordinance was considered:**

2. [ORD. 2024-132](#) To authorize RRG Properties, LLC, to encroach upon the public right-of-way with an outdoor dining area encroachment, and associated awnings, along the north line of East Broad Street and the east line of North 28th Street at the northeast corner of the intersection of East Broad Street and North 28th Street, upon certain terms and conditions. (7th District)

**Patrons:** Mayor Stoney (By Request) and Ms. Newbille

Joe Davenport, Department of Public Works Chief of Construction and Inspections, provided an introduction and background information regarding the proposed ordinance.

*Member Ann-Frances Lambert confirmed from Mr. Davenport that the requested outdoor dining space would not remove any parking spaces outside the location.*

**There were no further comments or discussions and Member Ann-Frances Lambert moved to forward ORD. 2024-132 to Council with recommendation to approve, which was seconded and unanimously approved.**

**The following ordinance was considered:**

3. [ORD. 2024-134](#) To designate the 2200 block of Gordon Avenue in honor of Gilda Marie Hines. (8th District)

**Patrons:** Ms. Trammell, Vice President Lambert, Ms. Newbille, Ms. Robertson, Mr. Addison, Ms. Jordan, President Nye and Ms. Jones

Council Policy Analyst Steve Taylor provided background information regarding the proposed street designation.

**Public Hearing**

There were no public hearing speakers.

**There were no further comments or discussions and Vice Chair Ellen Robertson moved to forward ORD. 2024-134 to Council with recommendation to approve, which was seconded and unanimously approved.**

**The following ordinance was considered:**

4. [ORD. 2024-097](#) 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 2615 Q Street for the purpose of allowing the Land Trust to sell such property to the owners of abutting parcels and utilize the proceeds from such sale to facilitate the development of affordable housing by The Maggie Walker Community Land Trust in the city of Richmond. (7th District)

**Patrons:** Mayor Stoney

*Chair Andreas Addison discussed the legislative history of ORD. 2024-097.*

Sharon Ebert, Deputy Chief Administrative Officer for Planning and Economic Development, provided an introduction and additional background information regarding the proposed ordinance.

### **Public Hearing**

Eric Mai, Director of Acquisitions for Maggie Walker Land Trust, spoke in support of the proposed ordinance. Mr. Mai informed the committee about the difficulties of house construction on the lot, and he stated any construction would require a construction easement from both neighbors. Mr. Mai requested that the ordinance be approved so that the Maggie Walker Land Trust could use the sale proceeds to concentrate on constructing affordable housing elsewhere in the city.

*Chair Addison inquired about the history of the Maggie Walker Land Trust's purchase of the 2615 Q Street lot.*

Mr. Mai informed the committee that the Land Trust requested to also purchase the neighboring vacant lot at 2617 Q Street, so that the Land Trust could construct two separate homes. Mr. Mai stated that the request was denied by the Office of the City Attorney, and therefore the Land Trust only purchased the 2615 Q Street lot.

*Vice Chair Ellen Robertson inquired why the Maggie Walker Land Trust was denied the ability to purchase 2617 Q Street.*

Matt Welch, Senior Policy Advisor, Department of Economic Development, stated that city administration was unaware of the reasoning for the denial, and he suggested inquiring with the Office of the City Attorney.

Peter Walsh spoke in support of the proposed ordinance, and informed the committee that he was the owner of the neighboring house at 2615 Q Street. Mr. Walsh stated that he and the other neighbor located 2617 Q Street had been negotiating with the Maggie Walker Land Trust over several years regarding the sale of the lot to both neighbors.

*Vice Chair Robertson stated her concerns about the sale history of the two lots of 2617 and 2615 Q Street, and she noted that the committee should be made aware of the reason for the decision to deny the sale of 2617 Q Street to the Maggie Walker Land Trust. Vice Chair Robertson also stated her concerns about the city's policies that resulted in tax sales of real estate owned by Black residents and its impact on displacement. Vice Chair Robertson requested that the Maggie Walker Land Trust sell the 2615 Q Street property back to the city.*

**There were no further comments or discussions and Vice Chair Ellen Robertson moved to forward ORD. 2024-097 to Council with recommendation to strike, which was seconded and unanimously approved.**

**The following ordinance was considered:**

5. [ORD. 2024-133](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Programmatic Agreement, and a Second Amendment thereto, between the City of Richmond and the Virginia State Historic Preservation Office for the purpose of ensuring compliance with Section 106 of the National Historic Preservation Act in the performance of programs funded by the U.S. Department of Housing and Urban Development.

**Patrons:** Mayor Stoney

Kevin Vonck, Department of Planning and Development Review Director provided an introduction and background information regarding the proposed ordinance. Director Vonck informed the committee that the programmatic agreement was already in effect, and that the ordinance would allow the city to continue with that agreement.

### **Public Hearing**

There were no public hearing speakers.

**There were no further comments or discussions and Vice Chair Ellen Robertson moved to forward ORD. 2024-133 to Council with recommendation to approve, which was seconded and unanimously approved.**

## Board Vacancies

Pamela Nichols, Council Management Analyst, reviewed board applications for consideration by the committee.

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

[CD.2024.168](#) May 21, 2024 - Land Use, Housing and Transportation Board Vacancy Report

**Member Ann-Frances Lambert moved to forward the following board appointment applications to Council with a recommendation to approve, and to continue consideration of remaining applications to the History and Culture Commission, to the June 18, 2024, Land Use, Housing and Transportation Committee meeting, which was seconded and unanimously approved:**

City Planning Commission:  
Brian White

History and Culture Commission:  
Bryan Clark Green

Commission of Architectural Review:  
Emily Striffler

## Discussion Items

There were no discussion items.

## Staff Report

Council staff provided the committee with the May staff report.

[CD.2024.174](#) May 21, 2024 LUHT Staff Report

## Adjournment

There being no further business, the meeting adjourned at 4:37 p.m.