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LAND USE ADMINISTRATION

Special Use Permit Applicant's Report: 1329 N 26th Street

The purpose of this special use permit application is to allow for a vacant lot, that is currently zoned B-2 Business, to be built as single-family housing. Our non-profit, project:HOMES, intends to build an affordable single-family home on the lot. Project:HOMES is a Richmond-based non-profit, that provides neighborhood infill, affordable housing, repairs for low-income families, and weatherization across the region.

The property is adjacent to the existing Model Block project in North Church Hill. The Model Block is a partnership between several non-profit community development corporations and the city of Richmond Department of Economic and Community Development, whose goal is to create affordable housing, eliminate blight, reduce vacancy, and increase homeownership on the 1300 blocks of North 26th and 27th Streets in Church Hill.

All of our new homes are designed with the character of the neighborhood in mind. The aesthetic look of the home is designed to match its neighbors. All aspects from the columns, to trim, to the type of windows used are selected based on what will best suit the neighborhood. All of our homes built for the Model Block and throughout North Church Hill have been submitted to, and approved by the Section 106 historic review process. The home design we have chosen for this project (see attached elevations and floor plans) will feature neighborhood housing characteristics, and a wraparound porch due to its frontage on multiple streets.

Furthermore, being that the home will be for a single family, there will be no adverse effect on traffic or congestion in the area. The home will not have any negative environmental effects, create density problems, or create an additional hazard for fires and other dangers.

In summary, the proposed use of the property at 1329 N 26th Street will be an affordable, single-family home that will be sold to a family at or below 80% of the area median income. This house will match the historic character of the neighborhood, while providing opportunity for homeownership, reduced vacancy, and neighborhood infill for North Church Hill. There will be no adverse impacts to community health, traffic congestion, or safety.

Regards,



Matthew Morgan
Neighborhood Revitalization Production Coordinator